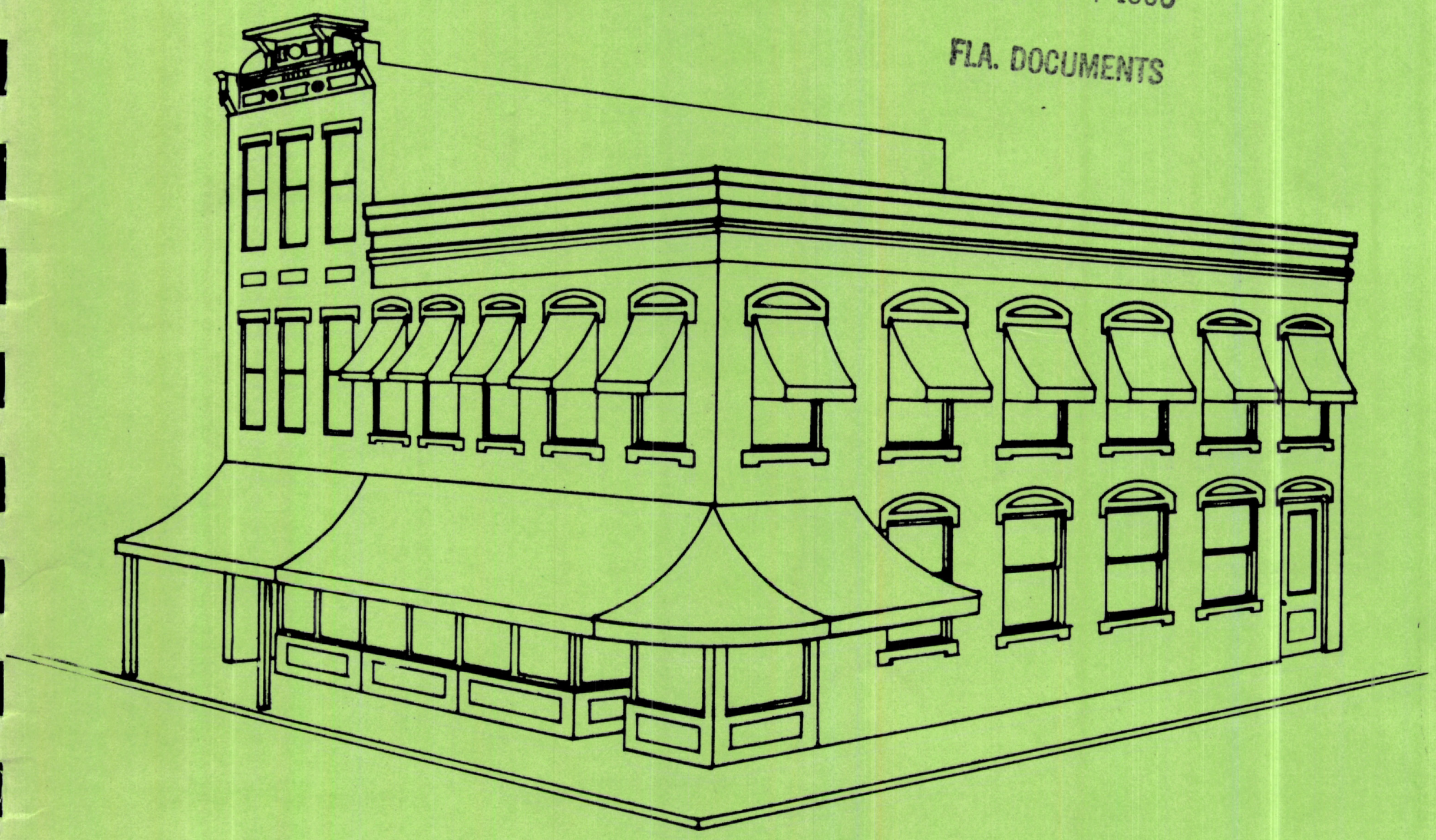
Historical, Architectural and Archaeological

Survey of Orlando, Florida



Division of Archives, History and Records Management
Bureau of Historic Sites and Properties
Miscellaneous Project Report Series No. 43

HISTORICAL, ARCHITECTURAL, AND ARCHAEOLOGICAL SURVEY OF ORLANDO, FLORIDA

Prepared for

The City of Orlando

by the

Bureau of Historic Sites and Properties

Division of Archives, History, and Records Management

Florida Department of State

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In addition to the professional staff assigned to this project from the Division of Archives, History and Records Management and the Office of Planning and Development of the City of Orlando, several organizations must be recognized for their help in the survey. The Orange County Historical Society gave valuable assistance in providing information on potential sites to be recorded; Judge Donald M. Cheney and Jean Yothers of the Orange County Historical Museum allowed the staff access to all of the museum's holdings and personally assisted our researchers. Much of the research material consulted during the survey was obtained from the Orlando Public Library; Eileen Willis, who is in charge of the genealogical and local history collections at the library, was most gracious in helping us make effective use of the library's holdings. The Fidelity Title and Guaranty Company was generous in providing access to its valuable abstract records which helped to shorten research time. I also want to thank Mrs. Eve Bacon, author of Orlando: A Centennial History, for helping with the research and answering many questions about events and sources of historical information.

While the Planning Department was the official agency of the City of Orlando directly involved in the survey, other offices provided valuable assistance. The Finance Officer made the city tax rolls available on a continuing basis. The Building Department facilitated access to the old building permit records which were one of the most important sources of information for the survey. That office and the Zoning Department made available copies of Sanborn Fire Insurance Maps dating back to 1918. Much information was gained from documents which are in the office of the City Clerk. The Office of the Clerk of the Circuit Court for Orange County provided useful information not normally found in County Clerk's Records. Joan Morris of the Florida State Photographic Archives was extremely helpful in providing old photographs for the survey.

The many individual citizens of Orlando who provided personal information on specific sites cannot be forgotten. These people were the key to much of our research and without them the survey could not have been completed. I wish to express my most sincere thanks to each and every one of these many helpful people. My special thanks go to J. Rodney Little, Elizabeth B. Monroe, Dan G. Deibler, and Jorge L. Currais of the Division of Archives, History and Records Management for their help and advice in editing this manuscript.

Phillip A. Werndli

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FOREWORD

For over fifty years, the great American historian and theorist Lewis Mumford has devoted his life to the study of a multitude of human activities including pre-history, architecture, urban civilization and culture, education, and the development of technology. Mumford was probably the first American to use the term ecology and has been extremely influential in fostering the study and implementation of the concepts of urban and regional planning. While calling for innovation and change, Mumford also has warned that current trends in urban development which assume that "all upward changes in magnitude are signs of progress and automatically good for business" endanger the functional role of the city as a social entity.

> In all the big cities of America, the process of urban rebuilding is proceeding at a rapid rate . . . the resulting forms have been so devoid of character and individuality that the most sordid quarters, if they have been enriched over the years by human intercourse and human choice, suddenly seem precious even in their ugliness, even in their disorder.[1]

Mumford charges that the builders and planners responsible for current developmental trends "lack historical or sociological insight into the nature of the city."[2]

If continuity with the past is not maintained, cities such as Orlando may lose the diversity of interactions and forms which make each of them unique and valuable. Mumford argues that "organic complexity requires the dimension of time" and that a "truly modern design for a city must be the one that allows for both its historic and social complexity, and for its continued renewal and reintegration in time."[3] An important element in this sense of "organic complexity" is the retention of those landmarks, neighborhoods and forms in each city which help to define its personal, communal and regional character.

While historical value alone should not determine the outcome of preservation decisions, the cultural value of a building or site should be considered before demolition, redevelopment, zoning or other land use planning occurs. Historic buildings and neighborhoods provide not only an intangible sense of history, but also relate to practical problems. Energy shortages, rising labor costs, rising prices, and scarcity of raw materials have forced more and more people to consider renovation of old structures as an alternative to new construction. In most cases, preservation compares favorably both in terms of short-range expenditure and long-range investment.

If the vestiges of the past are ignored and eliminated, the city as we know it may disappear. It may very well be replaced by a product of that impersonal and homogenized universalism which now threatens to make every American city look like one long road to the airport. To avoid this situation, public and private developers must recognize resources of historic and cultural significance to the city and conserve them through an enlightened planning process.

Phillip A. Werndli

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[1] Mumford, Lewis. Architecture as a Home for Man. ed. Hugh S. Donlan and Martin Filler. (New York, Architectural Record, 1975) pp. 107-113.

[2] Ibid.

[3] Ibid., pp. 137-144.

I. INTRODUCTION

Background

In 1935, the United States Congress passed the National Historic Sites Act which charged the Department of the Interior with the responsibility for formulating a national policy of historic preservation and authorized a national survey of sites of exceptional value in American history. In 1966, Congress expanded this mandate by passing the National Historic Preservation Act which states:

> The Secretary of the Interior is authorized to expand and maintain a national register of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and culture, hereinafter referred to as the National Register of Historic Places. . . .

The National Register is expanded by: (1) Act of Congress and Executive Orders which create areas of historic significance administered by the National Park Service; (2) properties declared by the Secretary of the Interior as eligible for designation as National Historic Landmarks; (3) nominations prepared by the States and approved by the National Park Service; (4) nominations of Federal properties prepared by Federal agencies and approved by the National Park Service; and, (5) properties not formally nominated, but determined eligible by the Secretary of the Interior for listing in the National Register.

In addition, the 1966 Act also provided State Historic Preservation Officers (SHPOs) to implement the National Register program within each state and called for the systematic appraisal of the historic, architectural, archaeological and cultural resources of each state. State Review Boards including professionals from the fields of architecture, history and archaeology are charged with the responsibility of reviewing and recommending National Register nominations in each state.

Finally, the National Historic Preservation Act of 1966 created the Advisory Council on Historic Preservation which is composed of the Secretaries of the Interior, Housing and Urban Development, Commerce, Treasury, Transportation and Agriculture; the Attorney General; the Administrator of the General Services Administration; the Chairman of the National Trust for Historic Preservation; the Secretary of the Smithsonian Institution; and ten nonfederal members appointed by the President. The primary duty of the Council is to advise the Congress and the President on matters pertaining

to historic preservation. In addition the Council advises and assists Federal departments and agencies in discharging their historic preservation responsibilities. The Advisory Council also has powers of review in the federal planning and programming process. The intent of this legislation is to ensure the consideration of historic preservation values in federal project planning. When conflicts cannot be avoided, the Advisory Council on Historic Preservation serves as a forum for assessing the public interest in the contested undertaking.[1]

The federal role in preservation activities was emphasized in 1969 by the passage of the National Environmental Policy Act and again in 1971 with the signing of Presidential Executive Order 11593 "Protection and Enhancement of the Cultural Environment." The requirements of the 1966 Preservation Act, NEPA, E. O. 11593 and later supplementary legislation provide limited protection in the form of an environmental review process. In order to ensure that historic and cultural resources are given proper consideration in the preparation of environmental reviews, any project which the Advisory Council determines will have an adverse effect on a National Register site, or site eligible for inclusion on the National Register, must include plans for mitigation or avoidance of that impact. Determinations of eligibility or significance, as well as determinations of the likelihood of adverse project impacts, must reflect the concurrence of three parties: the Executive Director of the President's Advisory Council on Historic Preservation; the responsible official of the federal agency involved in any particular case; and the State Historic Preservation Officer.

In Florida, the Division of Archives, History and Records Management serves as the staff for the State Historic Preservation Officer. This office administers the National Register program, prepares the State Historic Preservation Plan, distributes federal grants-in-aid for preservation projects, and provides information and assistance on preservation to local organizations. In addition to the duties associated with the Preservation Act of 1966, the DAHRM has been charged by the State of Florida with the responsibility to "locate, acquire, protect, preserve and promote the location of historic sites, properties, buildings. . . which have scientific or historical value or are of interest to the public . . . ."[2] In order to assess potential National Register sites and to comply with the survey requirements of the National Historic Preservation Act and the Florida Archives and History Act, the DAHRM developed the Florida Master Site File. This file is a compilation of archaeological, architectural, historic and graphic data relevant to sites in Florida. It is also a planning tool for the assessment of sites affected by pro-

jects sponsored or funded by the state over which the DAHRM has powers of review. Both formal and informal agreements give the DAHRM an opportunity to review and comment on most state sponsored, aided and licensed projects. Through these relationships the DAHRM extends limited protection to cultural resources.

The City of Orlando has recognized that preserving the cultural resources of the community is an important aspect of its planning function. This is due, in part, to the necessity for compliance with the procedures outlined above. As a result of this awareness, the city adopted a historic preservation ordinance and granted building code variances to certain projects involving the reuse of significant buildings. However, the city also recognized that a professionally documented and compiled inventory of cultural resources is necessary if preservation decisions are to be based on reliable data.

Such an inventory must be regarded as the foundation for any effective preservation program, since it provides input for the planning process. Historic sites should not be selected on the basis of arbitrary decisions, but on established criteria and documentation. By having a list of designated historic sites, all agencies within the city can readily anticipate the effect that any project will have on a given cultural resource. Expensive, last-minute delays in projects can be avoided. Long-range planning activities can utilize the inventory to identify sites and/or districts requiring protection from future threats.

No previous comprehensive inventory of historic, archaeological, and architectural sites in Orlando exists; thus the conclusions of nearly every planning study undertaken there during the last fifteen years have been general and incomplete with regard to historic sites. On August 29, 1972, the City of Orlando Office of Planning and Development requested from DAHRM a list of recorded historic sites within the city. At that time, the Florida Master Site File contained only eight Orlando sites. The DAHRM informed the city officials that an intensive survey of Orlando would reveal additional sites.[3] Shortly thereafter, the Office of Planning and Development stated that the city recognized the need for a "coordinated effort to identify, evaluate and program for the marking and restoration of historic and architecturally significant sites in Central Florida."[4] The Office of Planning and Development recommended to the Community Interest Committee of the Planning Board that the City of Orlando support a cooperative, area-wide effort to accomplish these goals.[5] After an interval of little activity, interest in a survey revived in the spring of 1975. The city again contacted the DAHRM and

began to arrange for a survey team to be assigned to Orlando. On October 27, 1975, the DAHRM and the City of Orlando entered into a written agreement to conduct the much needed survey.[6]

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[1]Executive Order 11593 requires federal agencies to survey, inventory and nominate to the National Register significant properties within areas to be affected by projects sponsored, licensed or aided by each agency.

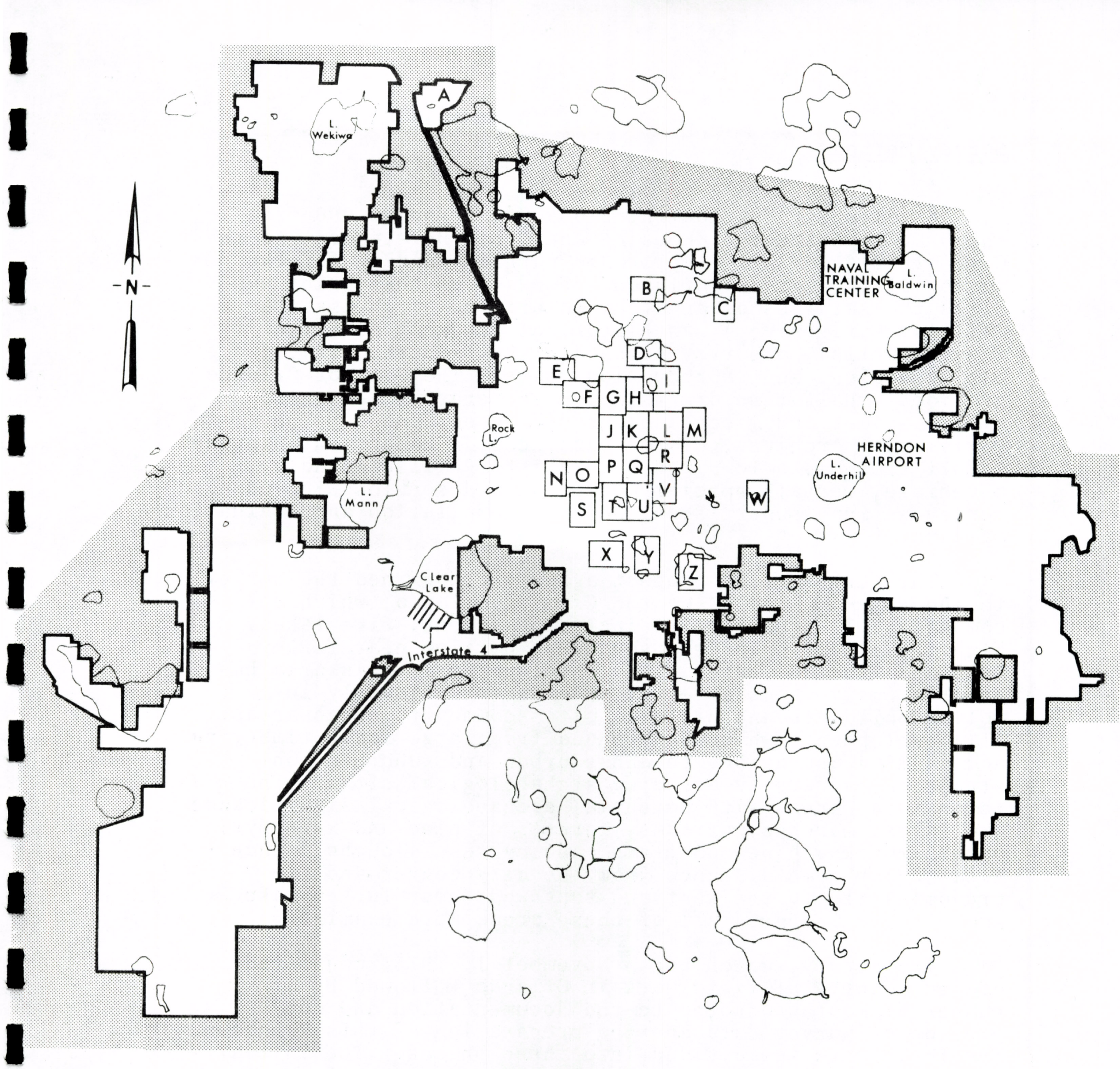
[2]Florida Archives and History Act, 1973. Florida Statutes, Chap. 267.061.

[3]John Ketteringham, City of Orlando to Joe Schuck, DAHRM, August 29, 1972 Randy Nimnicht, DAHRM, to Ketteringham, September 22, 1972. DAHRM files.

[4]City of Orlando, Community Interest Committee. "Summary Report and Recommendations -- Historical Site Preservation." Planning Department, September 14, 1972. p. 5.

[5]Ibid.

[6]Agreement between DAHRM and City of Orlando, October 27, 1975. DHARM files.



MAP SHOWING EXTENT OF SURVEY

KEY:

- SURVEY AREA
- AREA NOT SURVEYED
- B — DETAIL MAPS (see p. 89)

Survey Methods

A Community Development Block Grant for $5,000 from the U.S. Department of Housing and Urban Development to the City of Orlando in 1975 provided partial funding for the survey of the City of Orlando. Funds from that grant supplied the salaries of an architectural research assistant (William Carl Shiver), an historical research assistant (Sharon Wells), a survey archaeologist (Robert Carr), two city vehicles, and reproduction costs. The City of Orlando provided a half-time draftsman, a secretary, a planner, office space, and miscellaneous office equipment. The Division of Archives, History and Records Management provided a full-time Historic Sites Specialist (Phillip Werndli), a vehicle, certain special equipment and services including survey design, supervision, and the compilation and evaluation of data.

The terms of the project agreement confined the survey to the corporate limits of the City of Orlando, which encompass 42.11 square miles including seventy-five lakes. With the exception of the southwest portion near Turkey Lake and Florida Center, land development in this area has been intensive. As a result, the survey primarily involved buildings and historic sites common to urban areas. All development, which has ranged from large scale timbering and farming operations to dense urban and suburban construction, adversely affected archaeological sites. The few natural areas with potential archaeological significance are lakes, marshes, streams, forests of pine and xerophytic oak, hammocks, pinewood flats, and cypress sloughs. Such areas occur some distance from the city center and lie predominantly to the west and southwest near Turkey Lake and Florida Center. All of these areas were examined.

The survey, which began November 1, 1975, consisted of four months of field work in Orlando followed by a number of months devoted to the documentation and completion of survey data and the preparation of this report. The field work was divided into three phases. The initial phase consisted of a block-by-block visual identification of sites thought to be porentially significant. Historically significant sites were located through a preliminary examination of secondary sources which dealt with the history of Orlando, Orange County and Central Florida. Certain major themes in Orlando's history were identified, including agriculture, tourism and industry. Potential sites were correlated to each theme and checked for any extant physical evidence.

As part of phase one, the survey team photographed

each of the selected sites and recorded its address, legal description, and any available preliminary data on 4" x 5" cards. In the case of architecturally significant structures, the preliminary information consisted of builders, architects, construction dates, and an analysis of the type of architecture. Sites considered important for their association with individuals or events were checked to determine the validity of oral traditions. The survey team considered over 350 buildings and sites during this phase. At the conclusion of the identification phase the staff evaluated the relative significance of each site. Over 200 sites were selected from the initial list for additional research, recording, and inclusion in the Florida Master Site File.

The second phase consisted of a thorough review of available primary sources such as deed books, tax rolls, newspapers, old maps, manuscript materials, and old photographs. The extent of documentation for each site varied according to the available information. In some cases the exact construction date of a building was determined from city building permit records; in others, documentation suffered from a lack of any specific primary data. In the case of historic sites, some information came from contemporary newspapers. When primary sources were unvailable, the researchers relied upon secondary and oral sources. Time restrictions prevented the location of primary sources beyond those readily available in research collections in Florida.

The final phase of the field work consisted of the time-consuming task of placing information on Florida Master Site File forms. This record, which is maintained by the DAHRM, contains necessary data such as: site name; owner; occupant; address; legal description; geographical location; statement of significance, along with any relevant historical material; an architectural description where appropriate; and, in many cases, remarks and recommendations for preservation. Supplemental research was often undertaken in the process of recording this data.

The archaeological portion of the survey was approached in a somewhat different manner. A reconnaissance survey included as much of the city as could be covered within one month. The city's numerous lakeshore properties received special attention, for it is probable that these areas were intensively used during prehistoric times. Using U.S. Geophysical Survey topographic maps and panchromatic aerial photographs as aids, these lakes and other prime environmental zones (creeks and hilltops adjacent to marshes, lakes) were systematically surveyed. It should be noted that there were certain instances where private property remained inaccessible to the surveyor.

In addition to field checks within the city limits, certain unincorporated tracts were inspected for archaeological resources. Although these tracts lay within one-half mile of the present city limits, the city's continuing growth makes these unincorporated areas subject to possible annexation.

On-site inspection of the ground surface and the excavation of test pits were the principal methods used for determining the nature and significance of archaeological sites during this survey. All recovered artifacts were assigned accession numbers and were stored for later analysis by the DAHRM. Research conducted by the other three members of the survey team facilitated the archaeological survey. Specifically, they studied early maps and survey plat notes to determine the location of both prehistoric and historic sites of record within the city. Most of this research was completed prior to the initiation of archaeological field work. In addition, local historians, amateur archaeologists, and collectors provided information regarding the location of potential archaeological sites within the area.

Survey Criteria

All surveys conducted by the Division of Archives, History and Records Management utilize the criteria for placement of historic sites on the National Register of Historic Places as a basis for site evaluations. In this way, the survey results can be used as an authoritative data bank for those agencies required to comply with the regulations described in the introduction. The following is taken from criteria published by the National Park Service, United States Department of the Interior:

Criteria for Evaluation

The following criteria are designed to guide the States, Federal agencies, and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register.

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall

not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or

D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G. a property achieving significance within the past 50 years if it is of exceptional importance.

The DAHRM utilizes these same criteria in a somewhat less restrictive manner in selecting sites to be placed in the Florida Master Site File. This allows the office to record more sites of state and local significance than normally would be included on the National Register. It should be pointed out that the FMSF is not a state historic register, but an inventory which is intended for use as a planning tool and as a central repository of archival data on the physical remains of Florida's history. Each individual site file in the FMSF could become a permanent archival record upon the loss of, or irreversible damage to, that particular site.

II. HISTORICAL AND CULTURAL BACKGROUND OF ORLANDO

Prehistory: The Nature of Archaeological Resources

Although the Central Highlands of Florida, which includes Orlando, is one of the richest archaeological areas in the state, very little is known of aboriginal occupation near Orlando. Occupation of the area could date as early as 10,000 B.C. although the earliest sites currently on record for this vicinity are several Archaic period chipping stations and campsites, dating circa 5,000 - 2,000 B.C. Two of these were discovered in Orlando. Evidence also shows occupation of the area between A.D. 1250 - 1600 with no apparent European contact. Due to extensive agricultural and urban development, little more can be determined about aboriginal habitation in the immediate vicinity. It was not until the Seminoles had been driven south in the 1820s and 1830s that recorded events in the area occurred.

There are two basic classes of archaeological sites in the survey area: prehistoric and historic. Prehistoric sites are those utilized by Indians prior to European contact; of these there are several types. Middens are sites of habitation characterized by soil which is generally black or gray in color and rich in nutrients from the decomposition of food and other organic refuse. Shell is often an important component in these middens, reflecting the exploitation of various mollusk species as a food resource. As this refuse accumulated over the years, the elevation and depth of the midden increased. Included in the midden soil are remains of food refuse in the form of animal and fish bones (in addition to shell), and charred plant remains (including nuts and seeds). There are also artifacts such as pieces (sherds) of pottery vessels, stone tools, bone and shell tools, ornaments, etc. Frequently, the remains of aboriginal dwellings are found in middens. These remains may take the form of postholes, storage pits, associated hearth areas, or other features.

No middens were encountered during this survey. However, midden sites probably did occur in the area, as demonstrated by the midden complex that once existed adjacent to Lake Mizell (8Or13, 8Or14) in the city of Winter Park. It is probable that similar middens existed in Orlando adjacent to many of the lakes, but development has destroyed any visible remains of these sites.

A second type of prehistoric site is characterized by lithic remains: specifically flint chipping waste (miscellaneous flakes and chips) and broken or complete flint tools,

including projectile points. Deposition of remains is generally shallow and confined to surface or near surface occurrences. Of course, the major survey method employed was that of observation of the ground surface. A subsurface site that does not have surface artifacts in association with it has a remote chance of being detected using this method. Other remains, such as bone or shell, are generally absent as they have long since deteriorated. This type of site is common throughout North and Central Florida and is often referred to as a chipping station or campsite (reflecting their generally small site boundaries). The actual prehistoric activity at these sites is a matter of hypothesis. Most sites of this type on record in the Orlando area seem to be of the Archaic period. It is possible that they are also areas of habitation and/or areas of food resource exploitation, e.g., hunting and gathering, different in character from the midden-type sites. Almost certainly, however, they represent a narrower range of activities. Rather than being multi-purpose habitation sites at which a variety of routine daily tasks were carried out by all members of a community, they were probably used for short periods of time for very limited and specialized tasks, e.g., a camp site utilized by a few adult males for a few days at a time as a place from which to hunt and butcher deer.

A third type of prehistoric site is the mound. Mounds were used as places to inter the dead and also as foundations for temple structures. Mounds are common along the St. Johns River, but none were located within Orlando during this survey. However, it should be noted that a mound is reported to have existed on the south shore of Lake Conway (unpublished field notes of Samuel Robinson, 1887, on file at Orange County Historical Museum). It is possible that other similar mounds may have existed within the city of Orlando.

The second class of site -- historic -- refers to any site used or affected after the time of European contact. Within the survey area, contact began as early as the middle of the sixteenth century with the arrival of the Spanish on the coast and their exploration of the St. Johns River. However, the Orlando area remained generally isolated from these early contacts. It was not until the Second Seminole War (1835-1842) that the first white settlers appeared in the area. For the purpose of this survey, any archaeological site predating 1865 was included in the final inventory. These included home sites, settlements (Jernigan), military roads, and forts (Fort Gatlin).

Historical Summary

The earliest documented European settlement in the Orlando area began in the late 1840s with the arrival of a few American homesteaders.[1] At that time what was to become Orange County was a part of Mosquito County (created December 29, 1824) which stretched from St. Augustine to Key West, in the eastern part of the state. During the Second Seminole War (1835-1842), Fort Gatlin was established just beyond the present Orlando city limits. This fort, which was occupied by the military as a frontier outpost to protect local settlers and to serve as a base of operations, became the focus of activities in the area.[2] In 1845, what remained of Mosquito County was re-incorporated as Orange County. In 1850, Aaron Jernigan, the county's first state representative, established a post office known as "Jernigan" which may have been on the northeast shore of Lake Holden. Both Fort Gatlin and Jernigan were centers of activity for the few hardy souls who settled in the wilderness which would later form the metropolitan area of Orlando. In 1857, Orlando was designated the county seat. This small community of a few families became the nucleus of the present city.[3]

Orlando did not grow very rapidly during or immediately after the Civil War era. The town began to show the first signs of growth in the 1870s when developers and speculators backed by Northern capital began to encourage settlement in the central part of the state. A few local land owners were also instrumental in attracting new settlers to the community. These included Jernigan, Jacob Summerlin, W. H. Holden and others. In 1875, the residents of Orlando gathered and others. In 1875, the residents of Orlando gathered and voted to incorporate their little hamlet. By 1880, the population had grown to two hundred, with many of the residents destined to play prominent roles in the important events affecting the future of the city in the next thirty years.

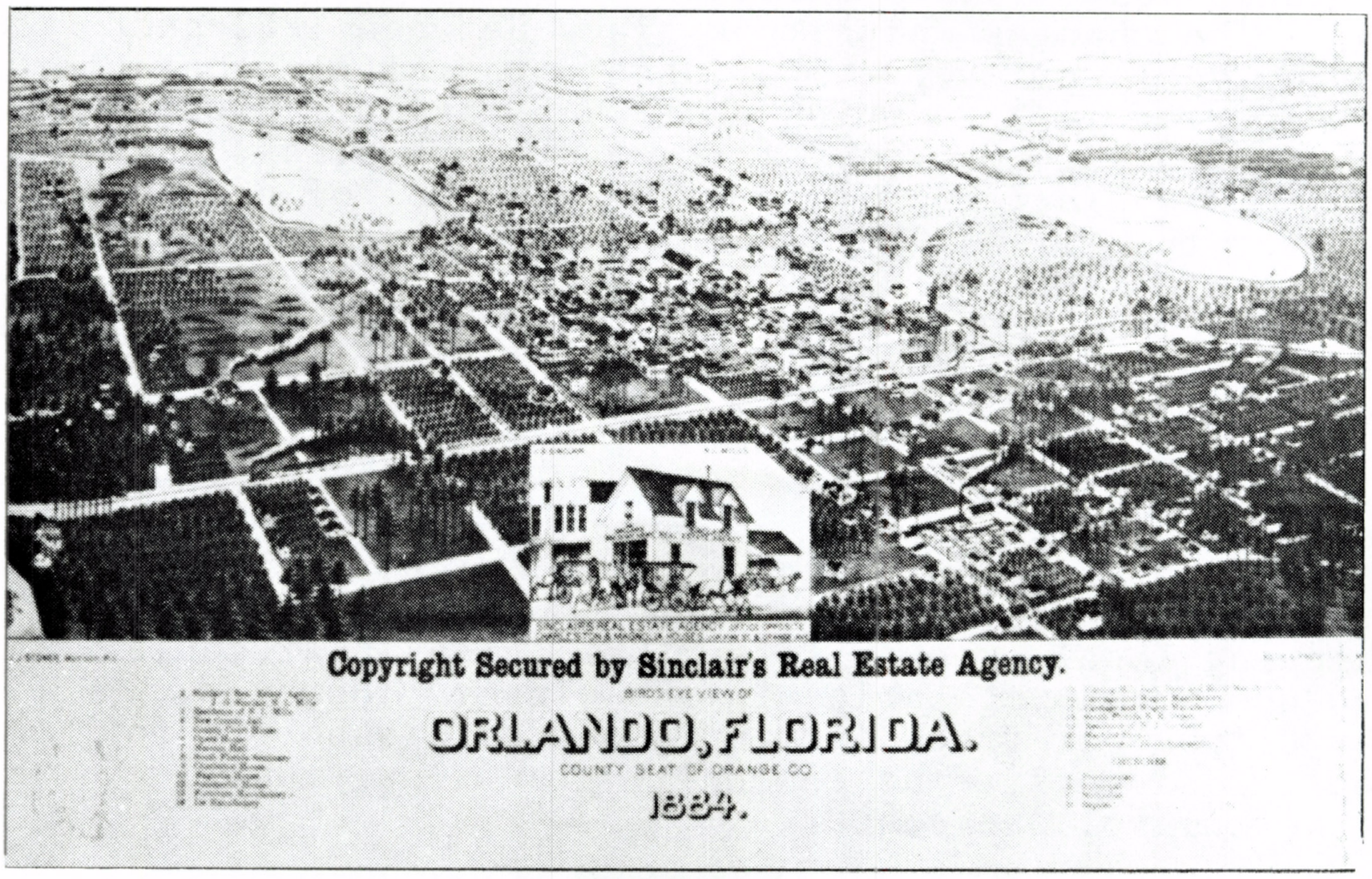
Tourism and agriculture dominated the economy of Orlando and Orange County during the late 19th century. Orlando's economic prosperity, which had its ups and downs for the next 100 years, was bolstered tremendously by the coming of the South Florida Railroad in 1880. With the railroad came promotion of the area's resources. Some of the earliest available descriptions of the Orlando area come from this period. George Barbour, travel writer and gazeteer, provided a very conservative, but hopeful description of Orlando in 1882. He began with Interlaken (Wilcox), a community which was located at the present intersection of Orange Avenue and Princeton Street:

> Two miles this side of Orlando is Interlaken, formerly Wilcox, a place which is growing with great rapidity and which seems destined to become the home of an unusually estimable class of residents. . . Among the settlers here are such men as ex-Governor Pilsbury of Maine and the honorable John G. Sinclair . . .who has, besides a growing Orange Grove, a cassava starch factory, a saw-mill, and a cotton-gin . . .. A good hotel here would be sure to attract many visitors and there is a probability that such a one will be erected soon.
>
> Orlando, the county seat, is an old place, typical of the south. . .. The boom that has enlivened every other spot in Orange County seems to have left Orlando comparatively untouched; yet there is no other locality that offers greater attractions. . .. A court house and a jail are among the most conspicuous features of the place but neither these nor the residences are kept in that trim and neat condition that in Florida marks the presence of the Northern settler.[4]

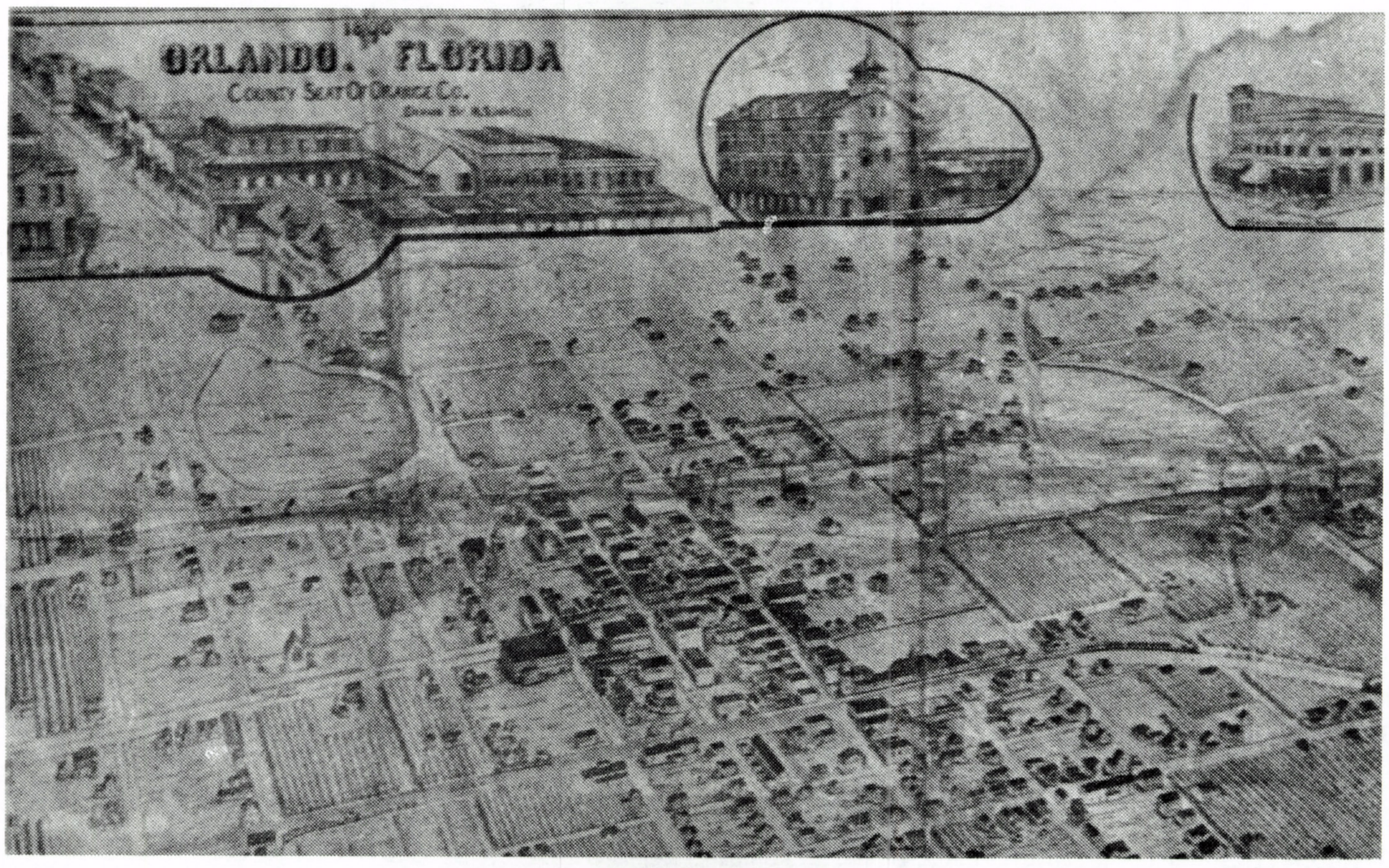
This description is obviously less than favorable and presents Orlando as a somewhat uninspiring and disappointing community.

In 1887, the South Florida Railroad offered a more enticing picture which may have been biased for promotional purposes:

> The growth of Orlando is phenomenal. . .No great factory, no mine or oil well draws a factitious or dependent population. . .Orlando is the creation of the individual enterprise of her private citizens, entirely independent of the municipality. . .. The South Florida Railroad opened travel. It is the keynote to Orlando's prosperity, for as the fruit growers prospered, their superfluous gains were invested in fine stores and warehouses. The visitor can hardly find a handsome store, hotel or bank that does not go back directly to the orange grove. . .A tourist and his family, spending his summer vacation, was pleased with the situation and bought an acre in town beginning to build. Before the carpenters were out of the houses they were sold and the capital doubled. . .The young city is lighted and has waterworks, street cars, telephones, court house and county and city buildings, a handsome armory, opera house, handsome churches. . .There are many pleasant drives and picnic grounds in the vicinity; a street railway connects with Winter Park and new avenues are opening in every direction.[5]



BIRD'S EYE VIEW OF ORLANDO, 1884



BIRD'S EYE VIEW OF ORLANDO, 1890

When the two descriptions are compared, one may conclude that Orlando was a rather small, but prosperous community in 1887. The changes which took place between 1882 and the latter year were very important to the city's character. A fire occurred in 1884 which destroyed many dilapidated wooden structures. Shortly afterwards, many brick buildings were erected, giving Orlando a look of permanence for the first time. Land speculation increased and wealthy tourists began to be attracted to the area. They purchased lots and erected winter residences. The earliest surviving buildings in Orlando date from this period.

The freezes of the late 1880s and 1890s resulted in the temporary replacement of citrus by seasonal truck crops as the predominant local product. The railroads which brought tourists to the city doubled as transport for shipping local produce to northern areas that could not produce fresh vegetables in the winter. However, neither citrus nor truck farming produced prosperity for the local residents. The community grew slowly until after the turn of the century.

Around 1910 Orlando began to expand rapidly as a result of real estate speculation, exploitation of lumber resources, industrial development, and citrus production. Traces of this increased activity are still evident in many parts of Orlando. This was an era of modest commercial expansion in the downtown district which included the beginning of construction of several multi-story buildings. Tourists and seasonal residents boosted the economy of the city. While agriculture continued to play a major role in the Orlando area, the new land speculation mirrored a more intense effort to attract seasonal as well as permanent settlers. In Orlando, as well as in other parts of the state, this land speculation and increased dependence on tourism was the beginning of a movement which would last for sixteen years and result in the feverish land developments of the middle 1920s known as the "Florida Land Boom." During this period Orlando expanded at the expense of the productive agricultural lands in its immediate vicinity; many of the early groves were converted to new housing projects. At the same time other groves were planted further from the city.

Development through speculative subdivision of property has been the standard trend in Orlando's expansion from 1910 until the present. As a result, a series of confined, inward-directed subdivisions cluster around small groups of commerical enterprises. Examples of such areas are Colonial Town, College Park, Edgewater, and Edgewood. Historically, this somewhat random process resulted in an irregular city plan. In the last 20 years,

the dominance of agriculture has been replaced by the space industry and recent, tourist-oriented developemnts such as Disney World. In the past few years, Orlando has appeared to repeat the feverish years of the Florida Boom. Large numbers of ventures have saturated the local market and resulted in a virtual collapse of the "boom" with its attendant unfinished buildings and increased bankruptcies.

Expansion through land speculation and development based on both agriculture and tourism are the unifying themes of Orlando's history. From the coming of the railroad to the creation of the "Magic Kingdom", land holders in Orlando have attempted to capitalize on the influx of visitors to the area. This has been reflected in the standardized and simple residential architecture built to provide large numbers of houses to meet immediate demands and yield lucrative returns. Orlando's urban (or more appropriately suburban) form has been brought about as a result of these same forces. Any historic preservation activities in the community should concentrate on preserving the important features of this pattern.

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[1]This summary is intended to be not a history of Orlando, but a review of the city's development in order to give perspective to this report. Several good histories have recently appeared on Orlando and they should be consulted for more detailed information. This sketch is based largely on information from the following works:

Bacon, Eve. Orlando, A Centennial History. Chuluota, Fl: Mickler House Publishers, 1975.

Kendrick, Barnard H. Orlando, A Century Plus. Orlando: Sentinel Star Company, 1976.

[2]Post Returns for Ft. Gatlin for November, 1838, submitted by 1st Lieutenant F. H. Hunt, Records of the Adjutant General's Office, Record Group 94, National Archives.

[3]The origins of the name of Orlando are to this day uncertain. Several conflicting and romantic stories exist which may or may not have elements of truth. Recent research by Eileen Willis, Orlando Public Library, has shed some new light on the problem. For the various tales, one should refer to the above mentioned histories of Orlando.

[4]Barbour, George M. Florida for Tourists, Invalids, and Settlers. New York: D. Appleton and Company, 1882; facsimile ed. Gainesville: University of Florida Press, 1964. pp. 164-166.

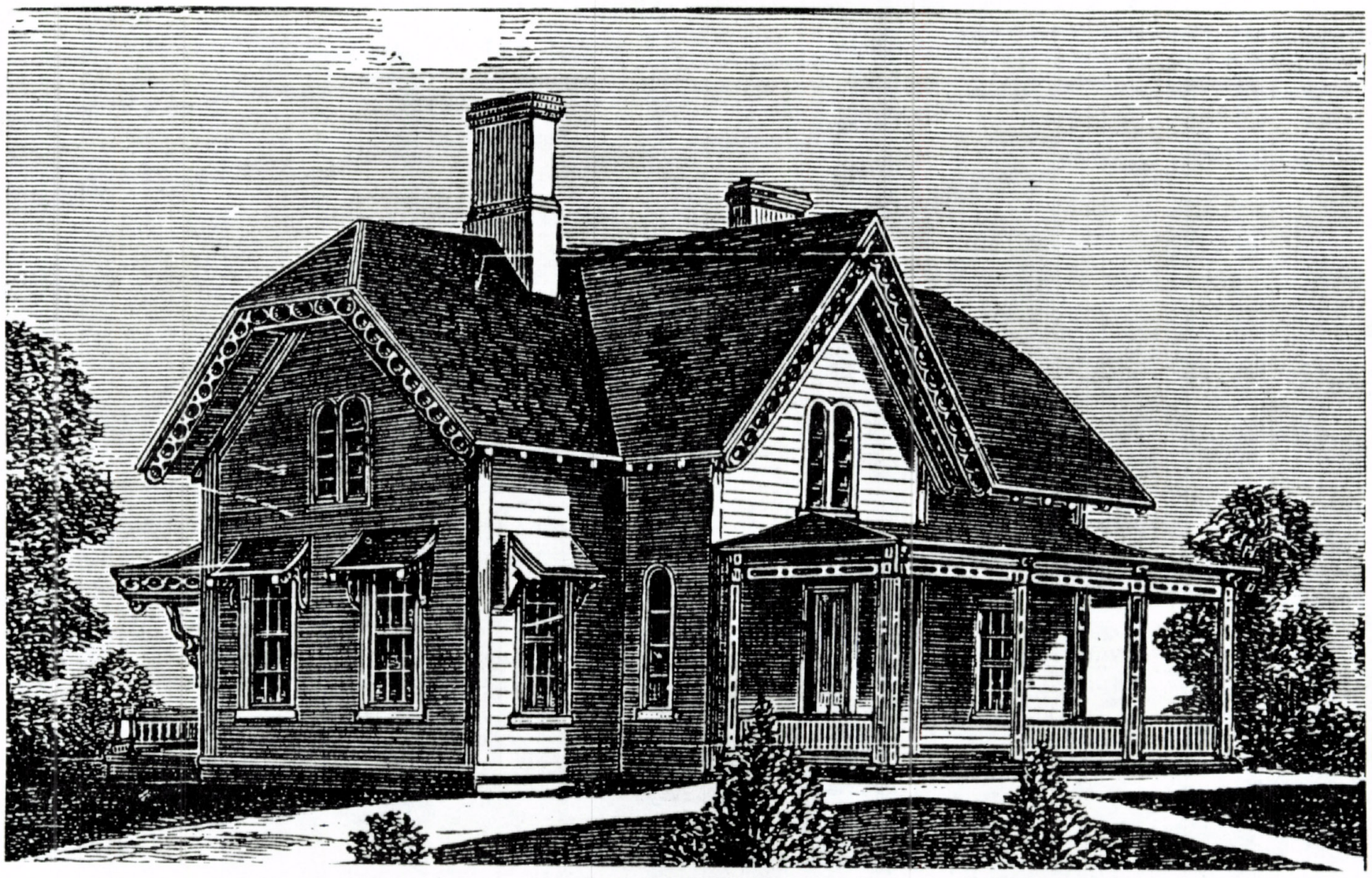
[5]The South Florida Railroad Passenger Department. "Gate City Route," South Florida Railroad. New York: The Southe Publishing Company, 1887. pp. 32-37.

Architectural Themes

Examples of early building in present-day Orlando date from the mid 1800s. The typical dwelling featured an "L" or "T"-shaped plan, two stories and varying amounts of decorative trim. An 1888 article in Lochmede, a newspaper published in Winter Park, describes the basic elements common to most residential buildings in Orlando and other areas of Florida:

> A great deal of attention is being given . . . to the best forms of house architecture for our peculiar climate . . .. Many of the most elegant and costly are the most uncomfortable; many of the simplest and cheapest are really the most satisfactory to live in . . ..
>
> In the first place see that the house contains what you want in the way of rooms, closets, etc., and that these are so arranged and connected as to be available for their several uses without the interference with each other . . . as well as the fact warm weather will sometimes prevent the closing of doors, unless other means of ventilation be provided. This means that your house should be so arranged as to afford independent ventilation of the rooms except where open portieres are admissible, in as many directions as possible. A plan in the shape of a T or a cross with arms only one room in width answer this requirement very well and halls extending completely through the middle part of the house add much to the resources of the plan.
>
> Provide piazza-room [porches] . . . and let the piazzas be of generous width and not too high in the opening. Design them for use and then make them look well afterwards . . ..
>
> Let all roofs project well over the walls of the house; two feet is not too much for a main roof or one foot for a piazza. In summer when the sun is hottest, it is nearly overhead during the middle of the day, that this projection will entirely shade the walls of the house for two hours or so when the shade is most needed . . ..[1]

This general description approximates the approach many builders took in constructing dwellings for Orlando's new arrivals. The article alludes to functional and environmental considerations in house design instead of discussing architectural style. This approach may reflect

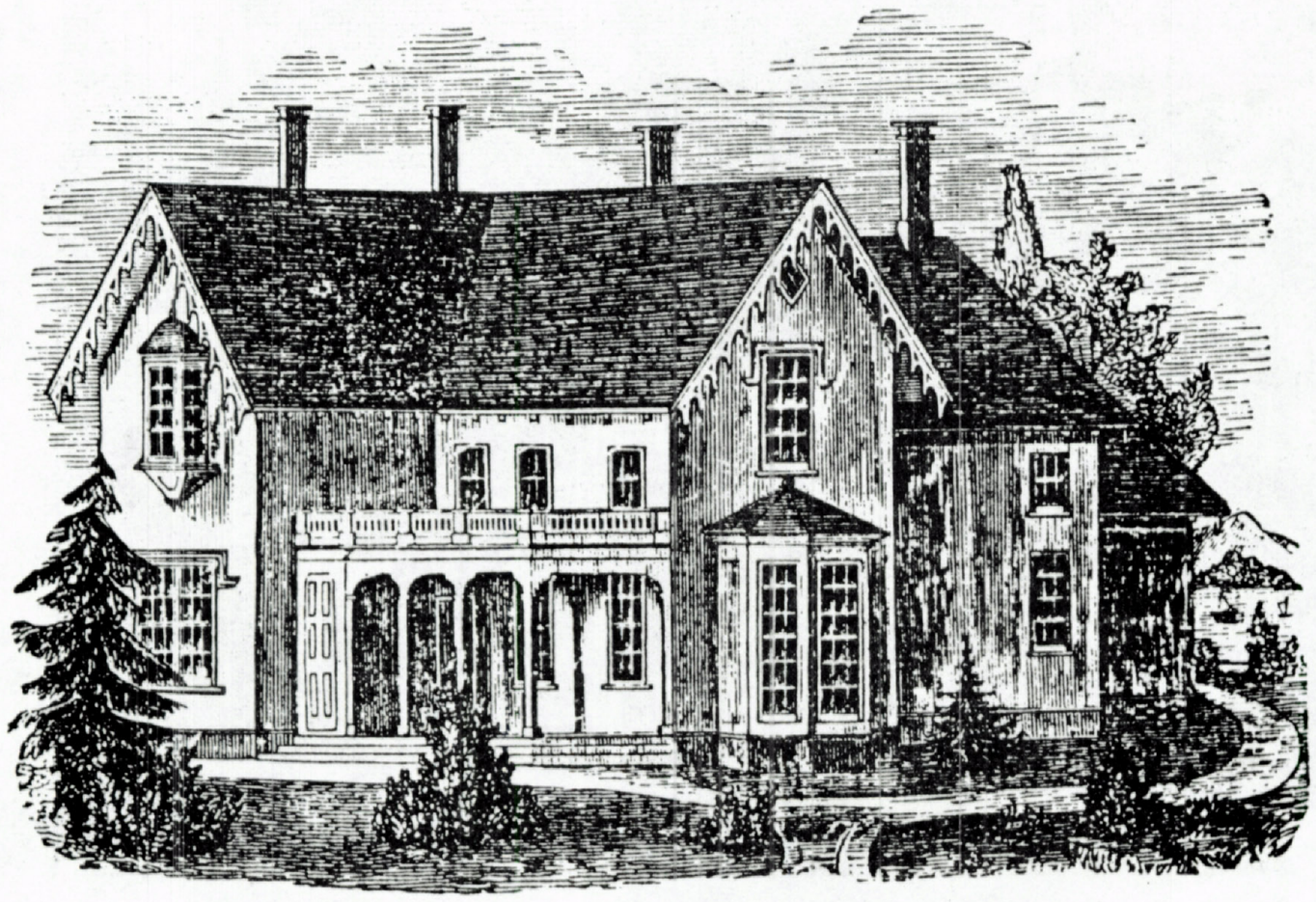


A SOUTHERN COTTAGE

The Home Library of Useful Knowledge . . .

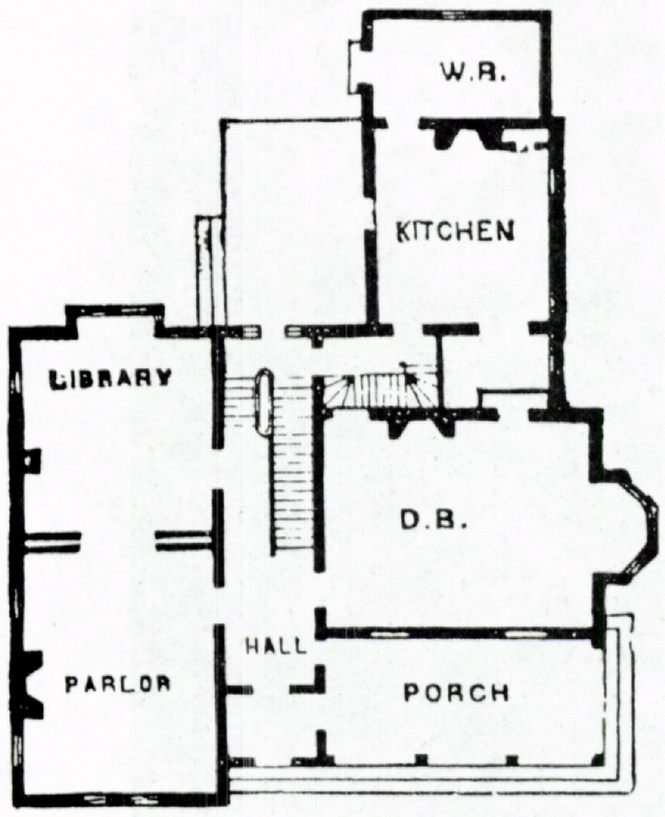
"A SOUTHERN COTTAGE" IN ORLANDO

The E. R. Gunby House (1887), 709 Euclid Avenue, 80r43

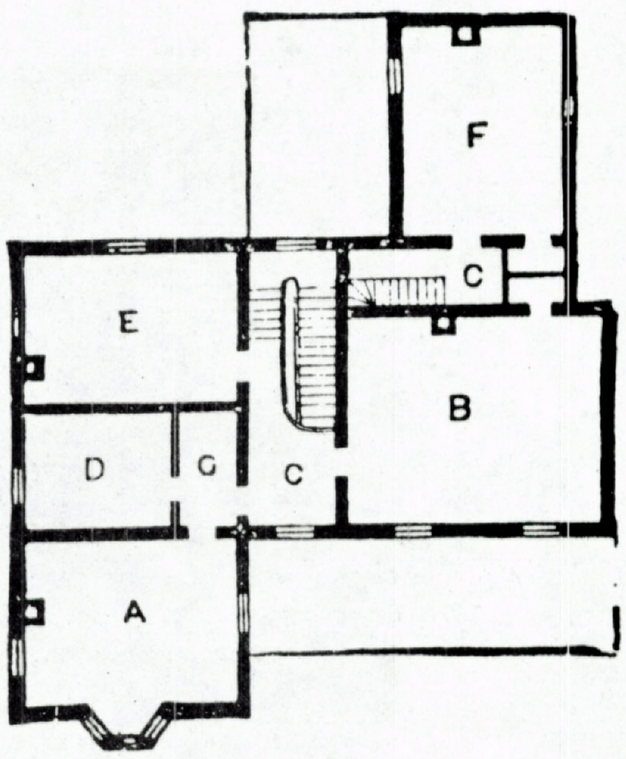


A RURAL COTTAGE

The Home Library of Useful Knowledge . . .



GROUND PLAN.



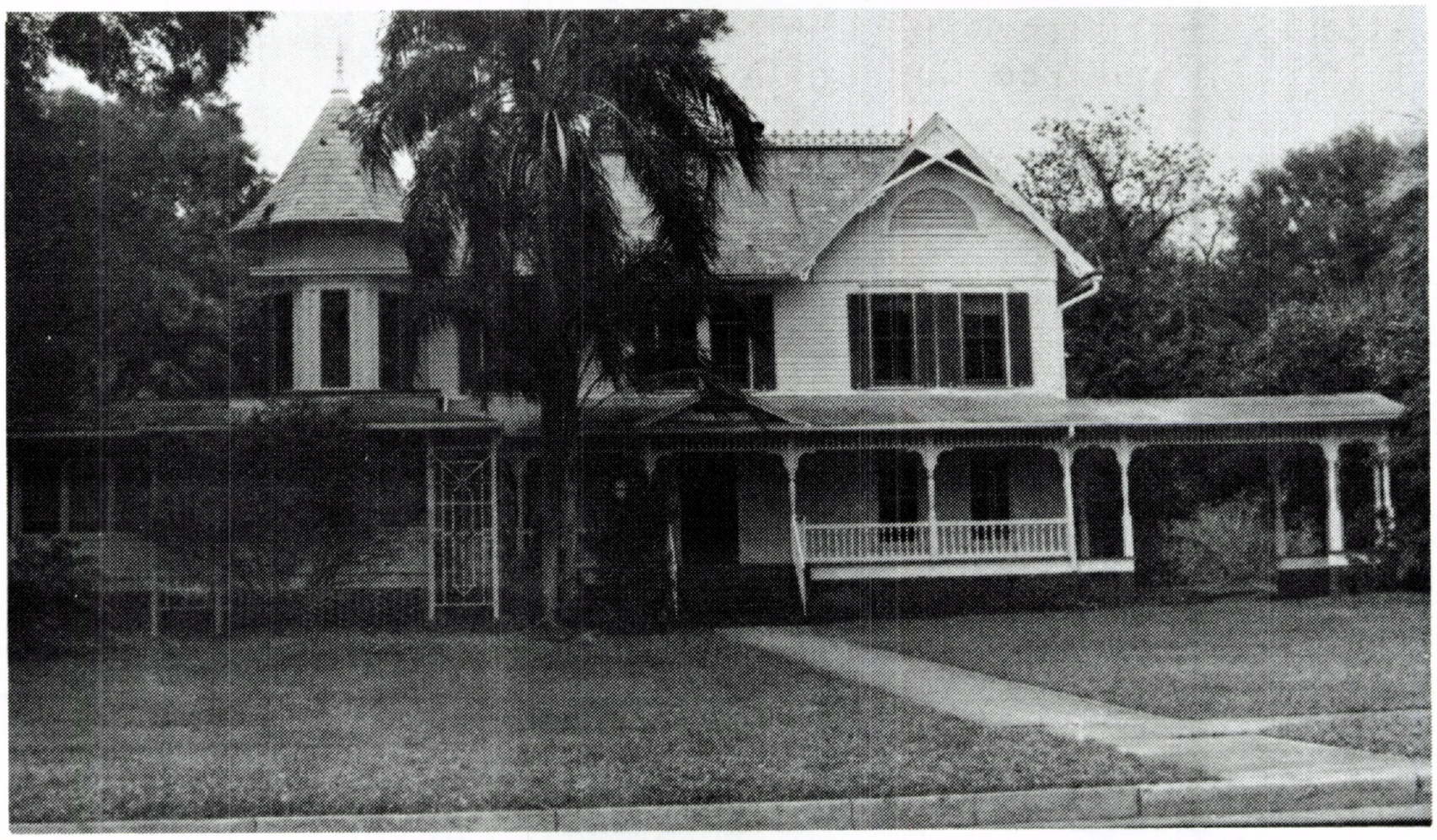
SECOND STORY.

FLOOR PLANS

The Home Library of Useful Knowledge . . .

"A RURAL COTTAGE" IN ORLANDO

The Dr. J.D. Rush House (1896), 466 Boone Street, 80r123



"A RURAL COTTAGE" with QUEEN ANNE DETAILS

The W.R. O'Neal House (c.1887), 614 S. Lake Ave., 80r26

the pragmatism of many of the settlers in the area and suggests the beginnings of the theme of modern architecture: "form follows function." While the article probably originated in Winter Park, which was adjacent to Orlando, one should not assume that Orlando's architecture of the late nineteenth century was an indigenous product. The basic house plans and decorative treatments appeared in standard plan books published throughout the United States between the 1860s and the first decade of the 20th century. In addition, papers such as the Florida Dispatch and the Florida Agriculturalist published numerous articles on environmental factors to be considered when building a house in Florida.

In some cases, the plan books identify separate plans for use in either country or city. Designs similar to those found in Orlando were often titled "A Suburban Cottage," "A Southern Cottage," "A Rural Cottage," or "A Rural Gothic Farm House." Examples of this type of architecture in Orlando include the O'Neal House (8Or26), the Gunby House (8Or43), the Rush Home (8Or123) and the Fries House (8Or157). All utilized either an "L", "T", or modified "L" plan, with one-room-deep wings and wide verandas. The predominant decorative details included elaborate drip caps, jigsawed bargeboard trim, and turned or cutout trim on the verandas. One of the more popular stylistic devices used in the cottage designs of this period in America, the jerkin-head roof, rarely appeared in Florida. However, early views of Orlando display some examples of it. Several of these structures still stand, including the Gunby House (8Or43), the Curtis House (8Or117) and the Gordon House (8Or98).

The commercial architecture of the town during the 1880s was generally very simple, utilizing brick or cast block. Decoration was kept to a minimum: window pediments and cornices constructed of metal or stone. Cast iron post and lintels with decorative motifs framed display windows and entrances. Rusticated detailing of the facade was an unusual element found on several of the commercial structures built during the 1880s, including the Bumby Hardware Building (8Or20). It is possible that these applied details were executed in Portland Cement since it was used in Kissimmee, Florida, in 1888, in the construction of the Osceola County Courthouse. Canopies of metal or canvas, stretched over metal frames and supported from the ground by metal or wood posts, usually covered the wooden sidewalks.

During the 1890s, the Shingle Style was prominent in many areas of the country, but only one residential example remains in Orlando. The Peleg Peckham House (Dr. Phillips House) (8Or111), constructed in 1893, probably was built by C. Boykin of Orlando. This house is a very good example of the Shingle Style; however, the later addition of a Colonial Revival portico overshadows the impact of its original

elements. The Old Orlando Railroad Depot on Church Street (8Or25) also shows influences of this style. The Shingle Style, a popular trend of the 1880s and 1890s, appeared predominantly in resort communities of the Northeast; it rarely occurred in the South.

Orlando's architectural development between 1890 and 1907 was relatively undramatic. However, in 1907, a new wave of land speculation and development began. By the early 1910s, a new and more functional house type adapted from the Western Stick Style appeared. Originating in California in the late 1890s, the Western Stick Style was an innovation most commonly attributed to Bernard Maybeck and the firm of Greene and Greene.

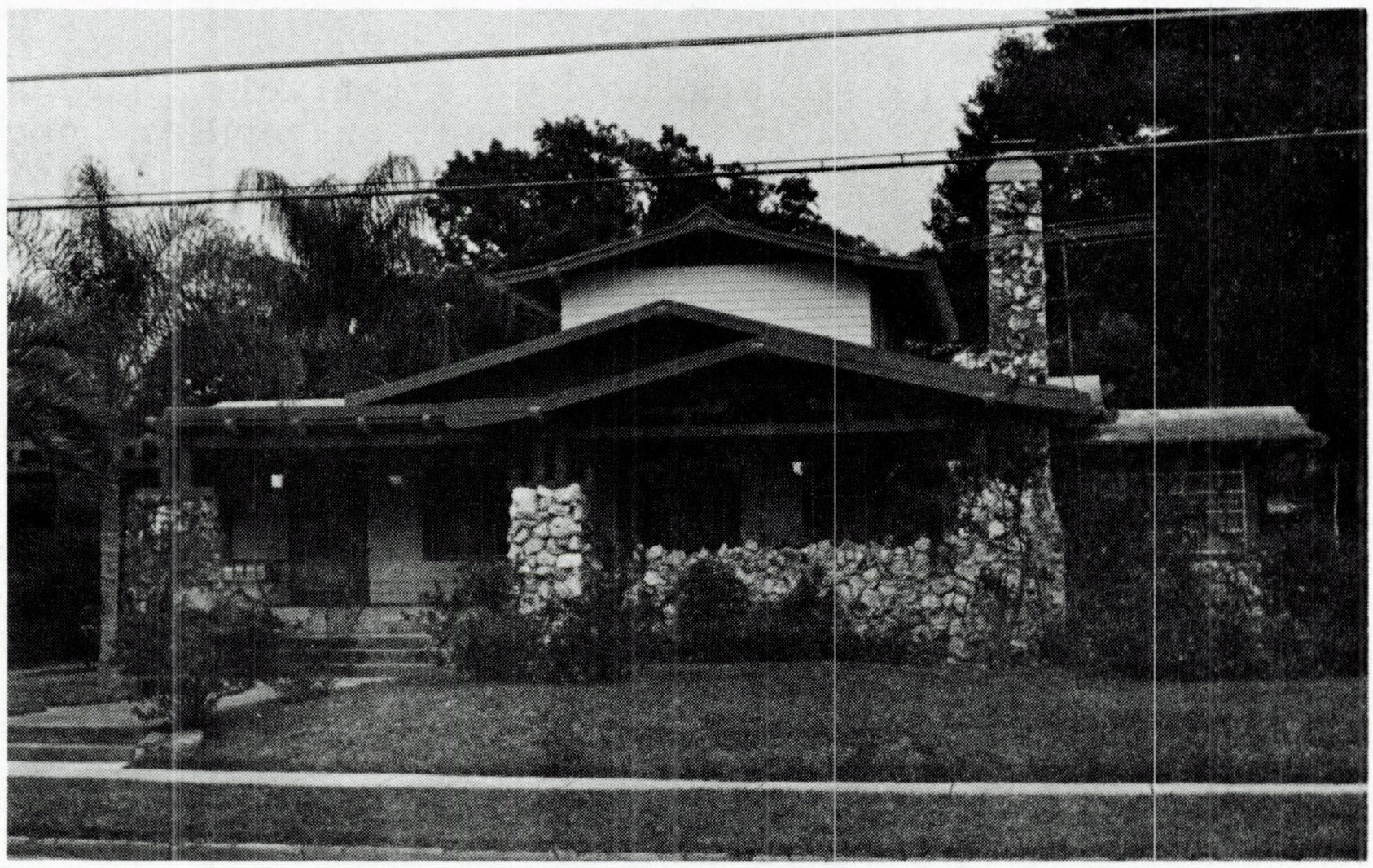
> Emphatic expression of wood-framed structure in conjunction with accentuation of the horizontal characterizes this style. Roofs are broad and of gentle pitch; the eaves are of great projection, often with rafters and purlins projecting further still, and in many cases are supported by diagonal struts or brackets . . .. Beams and other horizontal framing members -- most notably in the porches and verandas . . . commonly project up to a foot or more outside the posts supporting them. . . . the larger framing members are sometimes frankly built up of standard scantlings.[2]

While the pure style was confined to relatively large and expensive houses, it had a major impact on popular home construction through articles in magazines such as Ladies Home Journal and the Craftsman. As a result of this influence, the bungalow or bungaloid style evolved as the dominant type used in the 1910s and 1920s by developers in many areas of Florida. Whole neighborhoods, such as East Amelia Street in Orlando, were composed of modest bungaloid houses. The typical bungalow, while utilizing Western Stick and oriental decorative elements in varied and often individualistic applications, was usually a one to one-and-one-half story, two- or three-bedroom house of wood frame construction. Variations of the bungalow plan were readily available in Orlando, not only from national magazines, but also in the local newspaper, the Orlando Sentinel.

Residential design as executed by architects in Orlando from 1910 to 1940 was influenced by two of the strongest trends in American architecture at that time -- the Prairie School and Eclecticism. The Prairie School evolved in the Midwest under the leadership of Frank Lloyd Wright. Its characteristic features included dominance of hortizontal lines, low hip roofs with wide overhanging eaves, groupings of windows in ribbons or bays, and a simplicity of decorative

EMPHATIC EXPRESSION OF WOOD FRAMING...

The C. Batey House (1924), 1302 E. Robinson St., 80r166

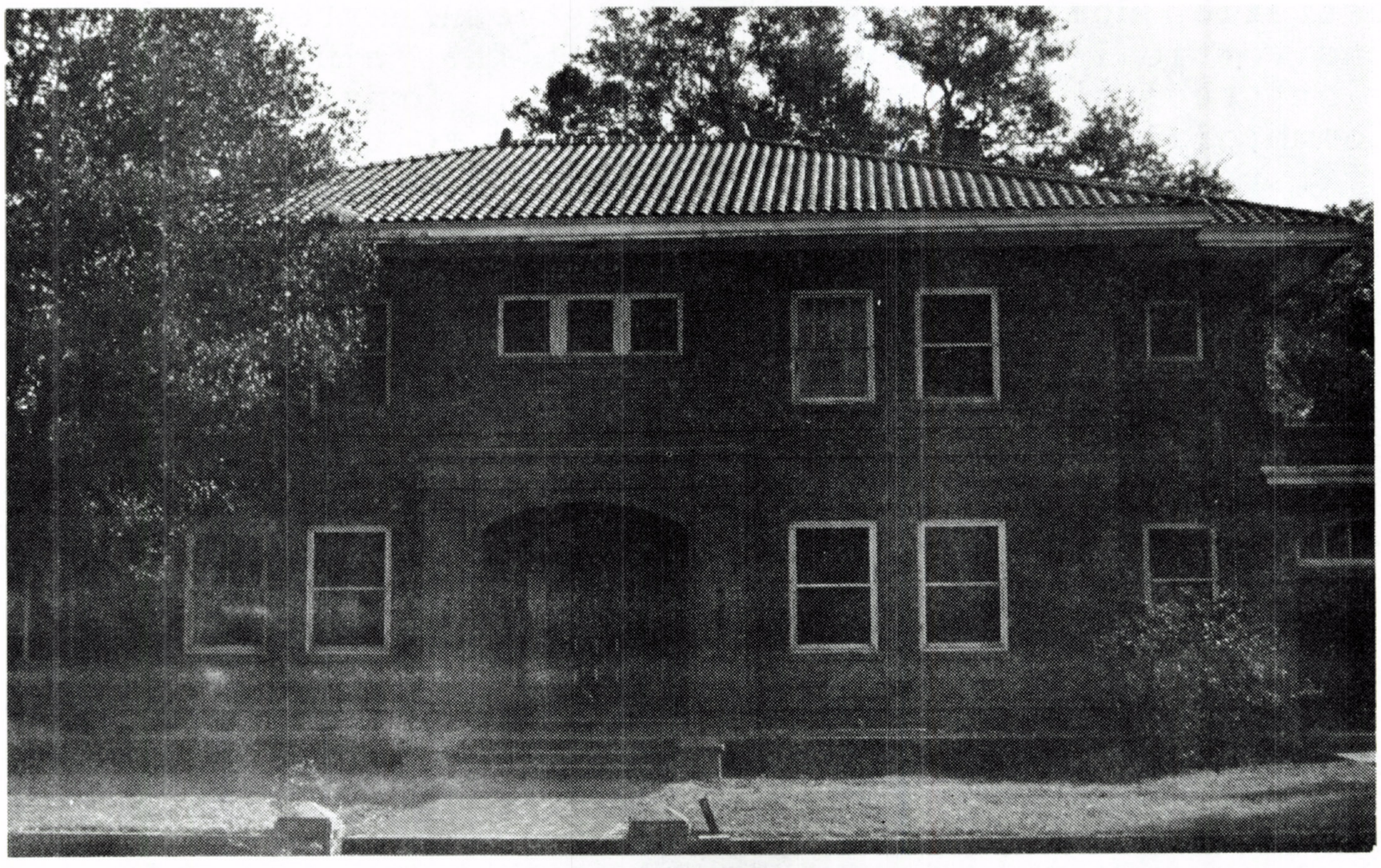


"ORLANDO'S WESTERN STICK STYLE"

The G.C. Johnson House (1922), 217 E. Amelia St., 80r62

"DOMINANCE OF HORIZONTAL LINES..."

The S.B. Woodruff House (1916), 235 S. Lucerne Cir., 80r168



"A SIMPLICITY OF DECORATIVE TREATMENT..."

The C. J. Early House (1921), 711 Main Lane, 80r144

treatment. Prairie-type houses in Orlando shared characteristics with those designed by Wright and others in the early 1900s, some of which were illustrated in the Craftsman magazine during the 1910s. Examples of this type of architecture are the Woodruff House (8Or168) and the Autrey House (8Or147), both by Murry S. King, an Orlando architect. However, the eclectic "Colonial" Revival style dominated residential architecture in Orlando during the first half of the 20th century. The house types were as varied as the details used to compose them, ranging from simple boxes with "colonial" entrances to textbook copies of Georgian in the best "Williamsburg" tradition. In addition to the more classical styles, the influence of the Florida Boom can be seen in Spanish and Mediterranean Revival houses. While this style flourished in South Florida, its frequency in Orlando was low compared to the more conservative and traditional Colonial Revival architecture. Use of the Spanish Mediterranean is confined to a very few neighborhoods in the city and to a few scattered examples in areas such as Lake Cherokee and Lake Adair.

The period between 1914 and 1925 was an important era for commercial construction in Orlando. The majority of the large hotels, department stores, and banks were built in the Commercial Style. This style, which became popular in Chicago beginning in the 1890s, is characterized by a regular fenestration dominated by windows between narrow horizontal and vertical members which reflect the reinforced concrete or steel skeleton of the building. Ornamentation in the Commercial Style is usually confined to the cornice and the first two stories. In most cases this ornamentation is classical. These buildings resulted from conscious efforts by the business leaders of the town to establish an urban and progressive feeling in a town that, until 1914, had been a small, rural county seat.

The remaining commercial structures in Orlando are generally simple and somewhat conservative. Built between 1910 and 1925, these uninspiring brick and concrete structures usually featured little or no decoration. When decoration was used, it generally took the form of brick cornices and trim. From 1925 to 1930, the simpler architecture in the commercial sector was also influenced by the Mediterranean Revival Styles. In such buildings, stucco and tile became the dominant exterior material. Boom buildings in Orlando were much less exuberant than their counterparts in other areas of Florida; here, as always, conservatism and functionalism dominated Orlando's building trades.

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[1] Lochmede, (Winter Park) June 29, 1888.

[2] Whiffen, Marcus. American Architecture Since 1780. Cambridge, Mass.: MIT Press, 1969, pp. 209-212, 217-222.

COLONIAL REVIVAL

The H.A. McPherson House (1924), 800 Euclid Ave., 80r103

MEDITERRANEAN REVIVAL

627 E. Cherokee Drive

COMMERCIAL
STYLE

The Yowell-Duckworth Bldg. (1919), 1 S. Orange Ave. 8Or142

State Bank & Trust Bldg. (c.1924), 1 N. Orange Ave. 8Or140

The Angebilt Hotel (1923), 37 N. Orange Ave. 8Or138

COMMERCIAL
MEDITERRANEAN
REVIVAL

The Autrey Arcade (1926), 120 N. Orange Ave., 8Or45

III. SUMMARY AND RECOMMENDATIONS

Archaeological Survey Results

This survey located and identified a total of eight archaeological sites. Two of these sites are within the present Orlando city boundaries; the remaining six sites are located in unincorporated tracts within ½ mile of present city boundaries. Six are prehistoric aboriginal activity areas; the remaining two are historic sites. Each is described below.

Bay Lake (8Or89)
T22S, R28E, S09

This site is located about ¼ mile southwest of Bay Lake within a large land parcel within the city limits. Owen E. Eunice, an Orange County resident, reported that he has recovered 20 flint projectile points here since the 1940's (private conversation with Owen E. Eunice, February, 1976). Most of these points were found by Mr. Eunice on the ground surface while he worked in his citrus groves. Portions of this land are currently home sites; however, much of the original grove area remains. Eunice describes the area which yielded the artifacts as approximately 5 acres of generally flat land without any distinguishable topographic characteristics. Field reconnaissance failed to locate any artifacts or data that might suggest definite boundaries for the site. The projectile points in the possession of Eunice include many archaic stemmed types as well as some more recent Pinellas type points.

With this limited data, it is difficult to speculate on the nature or the exact chronology of this site (or sites). However, the proximity of this site to Bay Lake suggests that this area would have been suitable for both habitation and food procurement. Most of the projectile point types suggest that cultural activity was extensive during the Archaic period (6000BC - 2000BC) and between AD 1250-1600.

Disturbances from cultivation and home construction, as well as scant data about this site, do not encourage a recommendation of preservation or excavation. However, city planners should be alerted that future development in this area could uncover subsurface prehistoric activity areas.

West Ridge 1 (8Or51)
T22S, R29E, S17

Situated within the county, approximately fifty yards from the City of Orlando boundary is a prehistoric site located upon a sandy ridge approximately 10 feet above the surrounding area. The adjacent land, which is low, is presently dry. Where undeveloped, it supports communities of grasses and some stands of slash leaf pine. It is possible that during prehistoric times this tract was a marsh or slough extending one mile north to Lake Wekiva and ½ mile south to Lawne Lake. Forming a prominent boundary on the east side of both these lakes, this ridge varies in elevation from as high as 20 feet above the Lake Lawne shore to a modest bluff of 5 feet opposite the Lake Wekiva shore. The site is now occupied by several apartment buildings. A dirt parking lot opposite the apartments exists on the bluff edge. Owen Eunice, a local resident, reports that flint projectile points were found here several years ago by some unidentified youths during the construction of the apartment buildings (personal communication from Owen Eunice, February, 1976). A single flint chip was found on the parking lot surface during inspection of the site.

The extensive subsurface disturbances caused by the apartment building construction have probably eliminated the research value of this site. Neither preservation nor excavation is recommended.

West Ridge 2 (8Or52)
T22S, R29E, S17

One-eighth mile south of the West Ridge 1 site and along the same sandy ridge, is the West Ridge 2 site. Slash leaf pines are the most conspicuous flora community on the ridge. A Newnan projectile point fragment and two flint chips were recovered from the ground surface during the survey of this tract. These artifacts were confined to a small strip of land that had dimensions of approximately 150 feet north to south and about 100 feet east to west from the bluff edge. Two test pits failed to reveal further evidence of cultural activity. This site and the entire ridge were in use during the Middle and Late Archaic periods by natives for habitation and for the procurement of food resources from the adjacent lake-marsh environment. West Ridge 2 and West Ridge 1 may have been small campsites used by a relatively small group of Indians, perhaps no larger than a family unit. During the time of this survey, the site area had been partially cleared in preparation for house construction. Because of the shallow depth of this site and the scant probability of material data, neither preservation nor excavation is recommended.

West Ridge 3 (80r53)
T22S, R28E, S17

This large prehistoric site is situated on the same ridge as the previous two sites and is outside the city of Orlando boundaries that extend north-south across Lawne Lake. The ridge grades at about a 45 degree angle to the lake shore. Its crown is about 20 feet above the lake. Lithic material and shell were collected by the surveyor from the lake shore line to as far as 300 feet westward along the top of the bluff. The site has a north-south boundary at least 300 feet long. Extending south from the cleared tract, the ridge continues to support lush communities of slash pines and undergrowth. Undoubtedly the site extends into this undeveloped tract where ground observation is more difficult.

The artifacts which were collected at this site include a fragment of an unidentified type of flint projectile point, a flint scraper, 6 flint chips, and one shell fragment. Material was obtained from both surface collection and from a small test pit excavated to a depth of 100 cm. The test pit yielded two flint chips from a depth of 30 cm., suggesting that cultural data exists to at least that depth. However, the cultural material was not in association with any distinguishable stratum. Indeed, the entire pit wall was composed of a homogenous white sand. This site was in use during the Archaic period. It is larger than the West Ridge 2 site, suggesting use by a larger group of people and/or continual use over a longer period of time. The proximity of the lake made this an attractive site for settlement and food resource exploitation.

It is recommended that this site be preserved if possible. Development will undoubtedly destroy that portion of the site which has already been cleared in preparation for house construction. However, attempts should be made to excavate this tract before further development. It is possible that the undeveloped portion of the site could be preserved, since it is on Orange County property. The site, with its natural beauty, has high potential as a public park.

Wekina 1 (80r90)
T22S, R29E, S08

This site occupies the shallow bluff that overlooks the western boundary of Lake Wekina. A single St. Johns Plain ceramic sherd was recovered from the ground surface in an undeveloped lot approximately 300 feet from the lake shore within the Orlando city boundaries. Further inspection

and test pits failed to recover any more cultural data. A single sherd is insufficient data to support adequate statements regarding the significance of this prehistoric cultural activity area. Undoubtedly, much of the Wekiva Lakeshore was in use during prehistoric times. However, recent development of this entire lakeside tract by Rosemont Corporation left few portions of the property unaltered. Construction and clearing for the development of houses, roads, and recreational areas probably destroyed or severely disturbed any archaeological sites. Neither preservation nor excavation is recommended for this small site.

Fort Gatlin (8Or92)
T23S, R29E, S12 and 13

This Second Seminole War fort site is located 1/8 mile from the nearest city boundaries. Despite its county location, this site has a high historical significance to the City of Orlando. The fort was established in November, 1838, as an outpost to encourage settlement. It was abandoned about a year later, but was reoccupied in 1848-49. It served as the nucleus for early settlement in the Orlando vicinity.

The 1843 government survey of the area indicates that a knoll, which presently has a house upon a portion of it, was probably the location of the fort. Field inspection of the grounds associated with the house failed to detect any evidence of the fort or related nineteenth-century material. The house with its adjacent ground comprises an area of about three acres. It is possible that at least some remnants of the fort's foundation and related artifacts are beneath the ground surface. This site area may extend west into an adjacent lot which also has extensive green space.

It is recommended that this important site be preserved. To provide adequate protection against future development or damage from artifact hunters, the property owners should be urged to place the site with the Florida State Archaeological Landmark program. In addition, once adequate protection is provided, consideration should be given to recognizing the site with a state historical marker that describes the fort, the settlement of Jernigan, and pertinent events of the Second Seminole War.

Lake Jennie Jewel (8Or88)
T23S, R29E, S12

This prehistoric site is located in Orange County, ½ mile from the nearest city limits. Situated adjacent to Lake Jennie Jewel, this cultural activity area was indicated by the recovery of a single Hernando projectile point fragment from the site surface, approximately 100 feet from the lake shoreline. Test excavations failed to recover any further cultural data.

A date of circa 500BC - AD200 is indicated by the point type. These dates fall within the St. Johns IA period. It is possible that during this period and the earlier Archaic period, there was considerable native activity in the lake area. The lack of recovered artifacts from this lake area is probably due to the extensive development that has taken place along the lake shoreline. For this reason, neither preservation nor excavation is recommended. However, it is possible that small, subsurface sites of archaic habitation units could exist in this tract. This survey did not provide adequate time to test this tract properly for such sites. Thus, future developers should be alerted that their excavations could locate and disturb undetected cultural activity areas.

Military Road (8Or91)
T23S, R29E, S13

A small segment of what is possibly the military road that extended northward from Fort Gatlin is situated north of Gatlin Avenue on the east side of Summerlin Avenue in Orange County. The road site is about 300 yards northeast of the site of Fort Gatlin (8Or92) and is located in a vacant wooded lot between two houses. The road is unpaved and indicates considerable past use; portions of it are worn as deep as two feet below the surrounding terrain. The road site strikes a northeast path from Summerlin Avenue, and after approximately 50 yards, disappears into a wooded area. Aerial photographs (DEVA-3M-1, on file at the Florida Department of Transportation) from March 1, 1954, confirm the existance of the road, and in fact, show the road extending at least one mile northeast of Summerlin Avenue. Most of the latter area is now developed.

Historical and Architectural Survey Results

The inventory in Orlando includes over 200 individual sites which have been placed in the Florida Master Site File. While many of these buildings have architectural value, the survey has not ignored buildings or sites associated with important historical aspects of the city. These include structures and sites relating to the citrus, food production, food processing, engineering, and lumbering industries; and many other endeavors which have played a role in the development of Orlando. Examples include the McCormick Lumber Company (8Or40), Eatsum Products Company (8Or145), Dr. Phillips Canning Company (8Or175) and the Summerlin Hotel Site (8Or101).

The survey revealed sites representing various areas of significance; many sites are significant in more than one category. An architecturally important dwelling might also have been the home of a prominent individual; a commercial block could have housed commercial enterprises, law offices, or social clubs such as the YMCA. The constant development pressures in the city caused many of the sites to be associated with more than one event. Often new buildings replaced much earlier buildings of equal or greater importance. Examples include the Southern Bell Building (8Or152) (site of the Summerlin Hotel 8Or101), the Elijah Hand Building (8Or184) (site of the Magnolia Hotel), and the Rogers Building (8Or156) which is important architecturally and was also the location of the English Club, an important 19th century social organization.

As indicated by the site location map (p. 5), inventoried sites are confined to an area which is very small im comparison to the total size of the city. This is due to a number of factors. The primary reason for the concentrated distribution of sites is that 19th century and early 20th century Orlando encompassed a relatively small area. Much of what is now Orlando was then rural farm land; residential areas were concentrated in the present central business district. As late as the 1920s, Orange Avenue, north of Washington Street, was a residential neighborhood. It was not until the 1930s or later that much of the city was built. Due to the late development of Orlando, many sites do not qualify for inclusion in the Florida Master Site File, however, some of these buildings may be viewed as important at a later date.

The second reason for the concentration of site locations is a result of the survey procedure. Many bungalows and other 20th century structures possess equal value; however only a representative group of them were recorded. Typical buildings were inventoried in groupings or districts con-

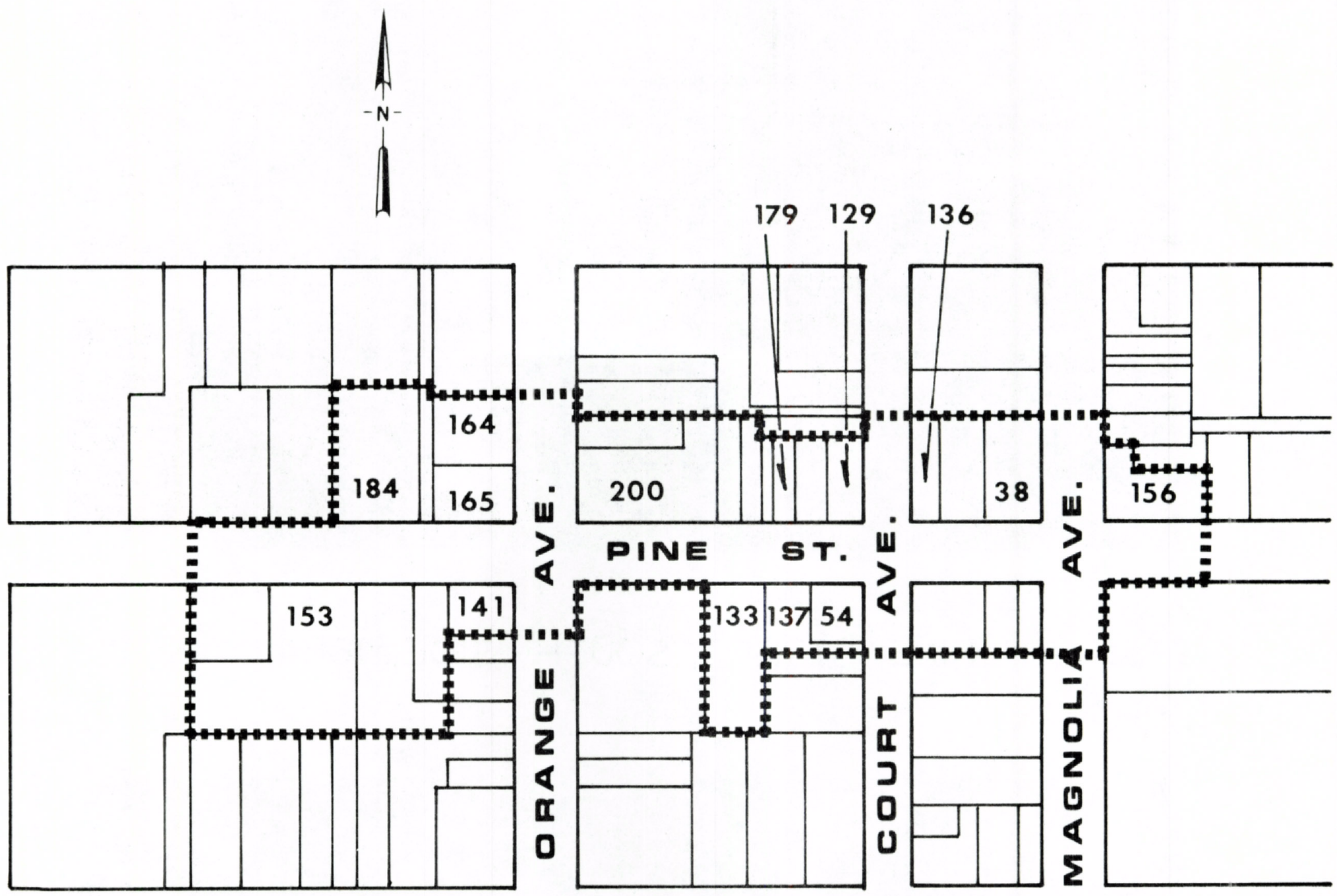
taining uniform types and interrelationships. In addition, development plans, current zoning, and neighborhood conditions were taken into consideration. As a result, the survey officially identified two important residential districts--the Amelia-Concord-Hillcrest District and the Lake Cherokee District. Two commercial areas were also designated. These districts were added to the 200 individual sites.

Each of the outlined districts possesses unifying architectural and/or historical themes. These areas provide an appropriate setting in which to preserve the appealing and important elements of Orlando's past which provide a sense of continuity for present and future generations. By designating these relatively small areas as historic districts, Orlando's heritage can be maintained while the city changes and grows.

1. Pine Street Historic District

This area is located along Pine Street and extends about one-half block to the east of Magnolia Avenue and one-half block to the west of Orange Avenue. It contains many of the original brick business buildings in Orlando. Prior to 1884, the business activities of the small town were centered not around the courthouse, but along Pine Street and Orange Avenue. As with most early business areas in small towns, the first buildings were of wood frame construction. On January 12, 1884, the inevitable happened--a fire demolished a considerable area of the business district. This fire resulted in the first of many instances when the city took upon itself the right to regulate private property rights in the interest of the safety and well-being of the whole community. On August 18, 1885, the Orlando City Council passed an ordinance which stated that ". . . no building except metal, stone, or brick shall be erected or constructed on the street known as Pine . . . nor within one hundred feet north and south . . . between Main Street on the east and Gertrude Street on the west . . . ."[1]

Over the next three years, construction along the street was directed toward the replacement of the buildings lost in the 1884 fire. The majority of the builders conformed to the new fire code by erecting brick, metal and stone buildings. The new structures, generally two or three stories high, featured simple brick facades decorated with classical cornices and window pediments of metal or stone. Decorative cast iron posts and lintels framed the simple entries and display areas. In short, the area reflected the standard trends of small-scale commercial construction as practiced throughout the United States during this



PINE STREET HISTORIC DISTRICT

DISTRICT MAPS KEY

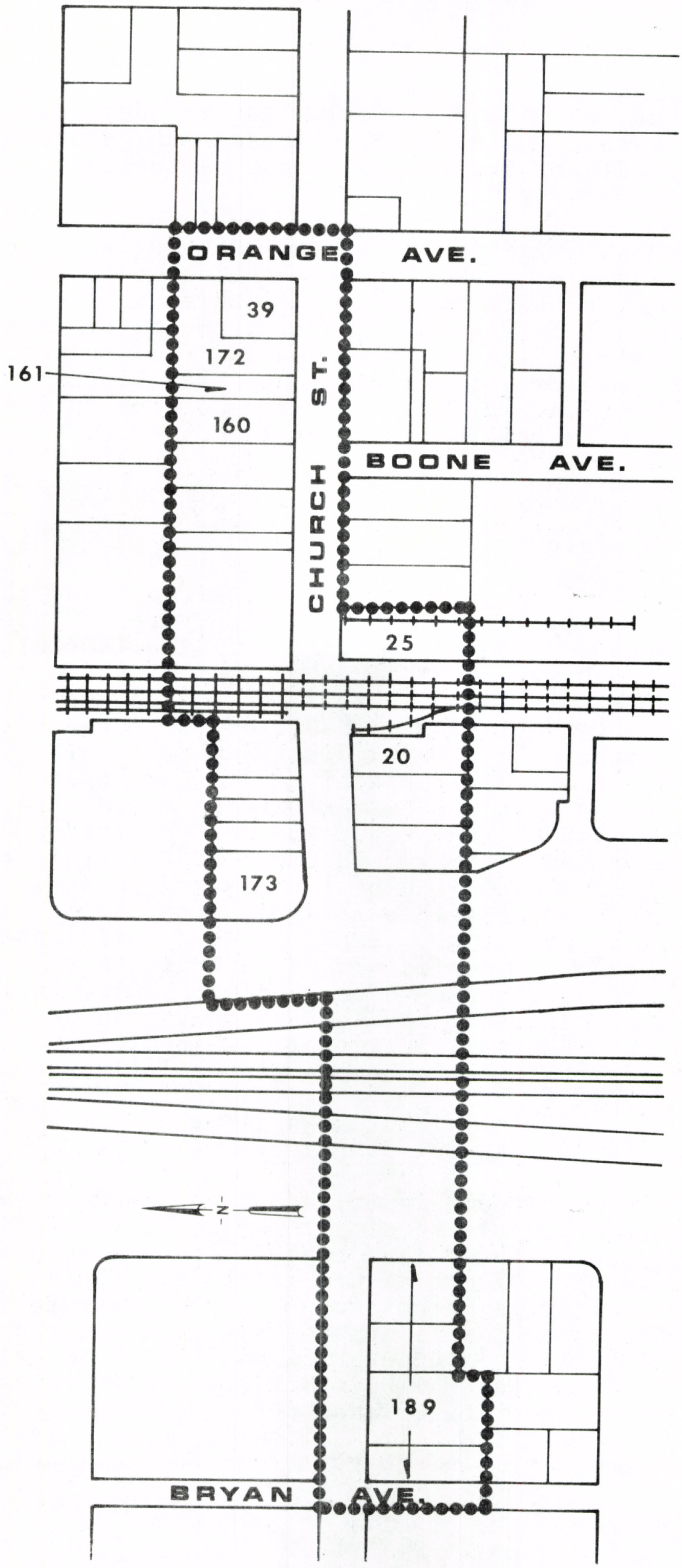
●●●●●●● DISTRICT OF LOCAL SIGNIFICANCE

▪▪▪▪▪▪▪▪▪▪ POTENTIAL NATIONAL REGISTER DISTRICT

NOTE: MAPS NOT DRAWN TO SCALE

PINE STREET, SOUTH SIDE, 1884

LOOKING WEST ON PINE ST., 1884



CHURCH STREET HISTORIC DISTRICT

period. The buildings located in this district contained the offices of many of Orlando's early lawyers, doctors and developers. These buildings also housed many stores, establishing Pine Street and Orange Avenue as the centers of community activity.

Presently many of the buildings built during the 1880s are hardly recognizable; they have been subjected to exterior renovations in which the original fabric was removed or covered with false metal fronts, stucco, or paint. Although some of the buildings have been radically altered, they retain their historical association. This historic district deserves consideration for listing on the National Register as the oldest remaining commercial district in the city.

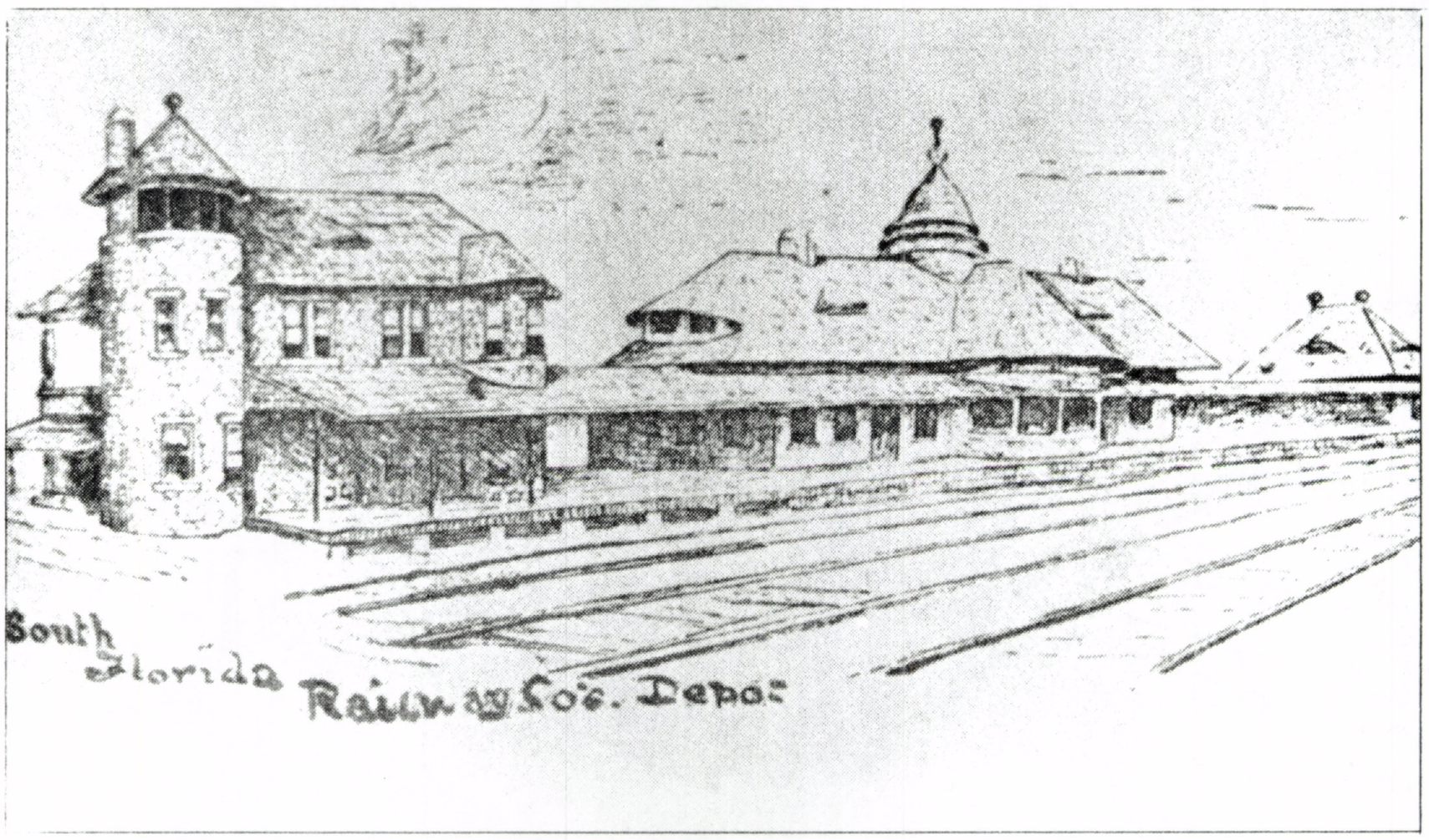
2. Church Street Historic District

The wooden buildings along Church Street survived the 1884 fire which destroyed structures on Pine Street. With the notable exception of Bumby Hardware Building (8Or20) and the Old Orlando Railroad Depot (8Or25), the development of substantial brick business blocks in this area did not take place until the 1920s. As a result of the relatively recent construction of these brick blocks, many local individuals remember vividly the activity in that area. These memories, along with the current Church Street Station development, have made Church Street the most visible area of activity in downtown history. The Church Street District is not the most historic nor the best preserved downtown area and probably is not eligible for inclusion on the National Register at this time. Since the old buildings there are being used in a profitable way and relate to a unifying theme, the area could be designated by city action as a local landmark district. Building code variances and protection from incompatible intrusions should be continued if the district is to become economically viable.

3. Lake Cherokee Architectural District

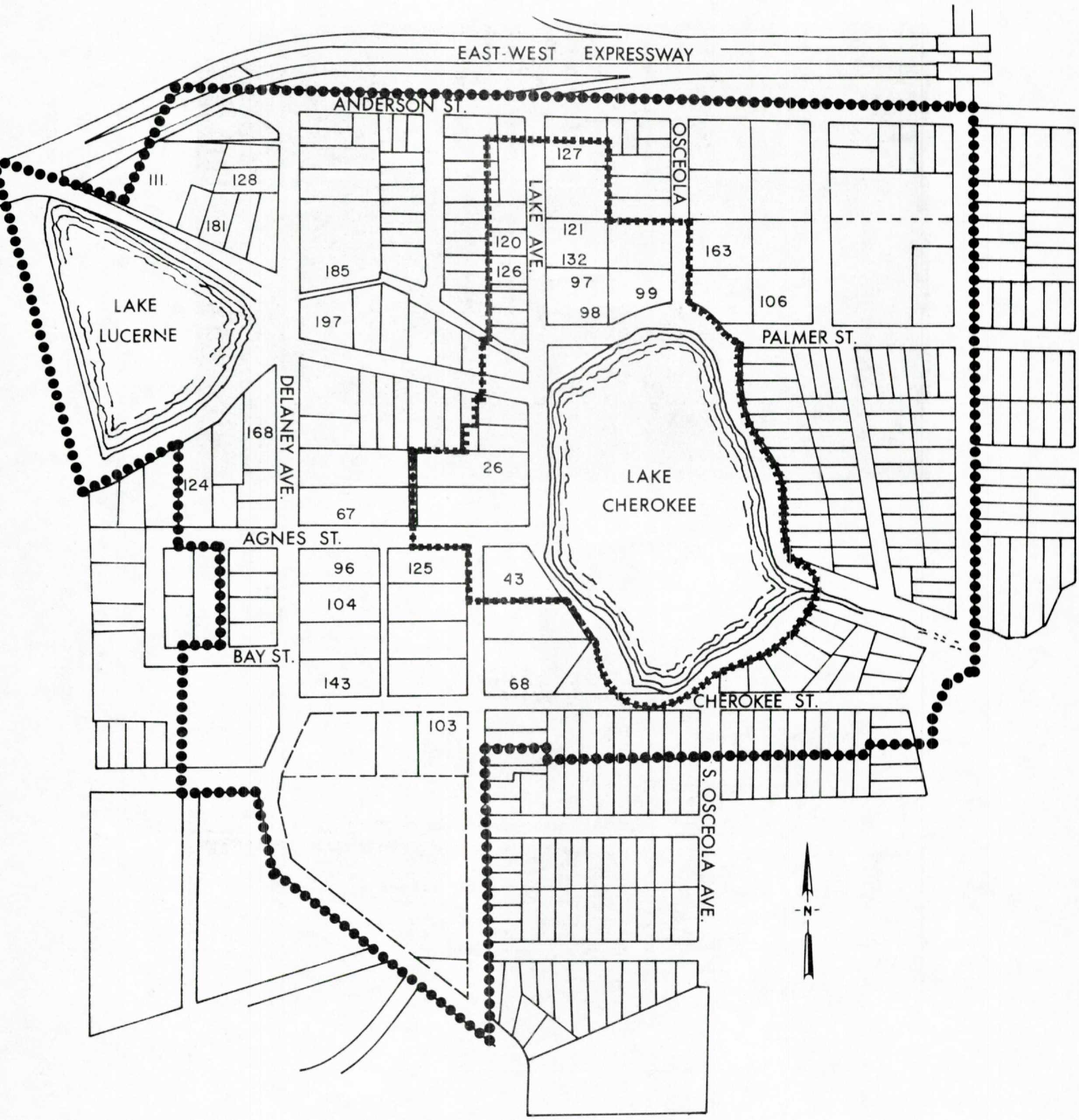
The most important theme in Orlando's one hundred year history is the expansion of the city through a series of economic booms which fostered land speculation and resulted in a preponderance of residential architecture. The majority of the residential architecture built prior to World War II tended to be dwellings for northern vacationers; however not all of Orlando's population has been seasonal. The Lake Cherokee Architectural District vividly reflects the historical development of Orlando through the presence of representative architecture from virtually every significant period of the city's history. Prior to the 1880s

CHURCH STREET, 1884



SOUTH FLORIDA RAILROAD DEPOT

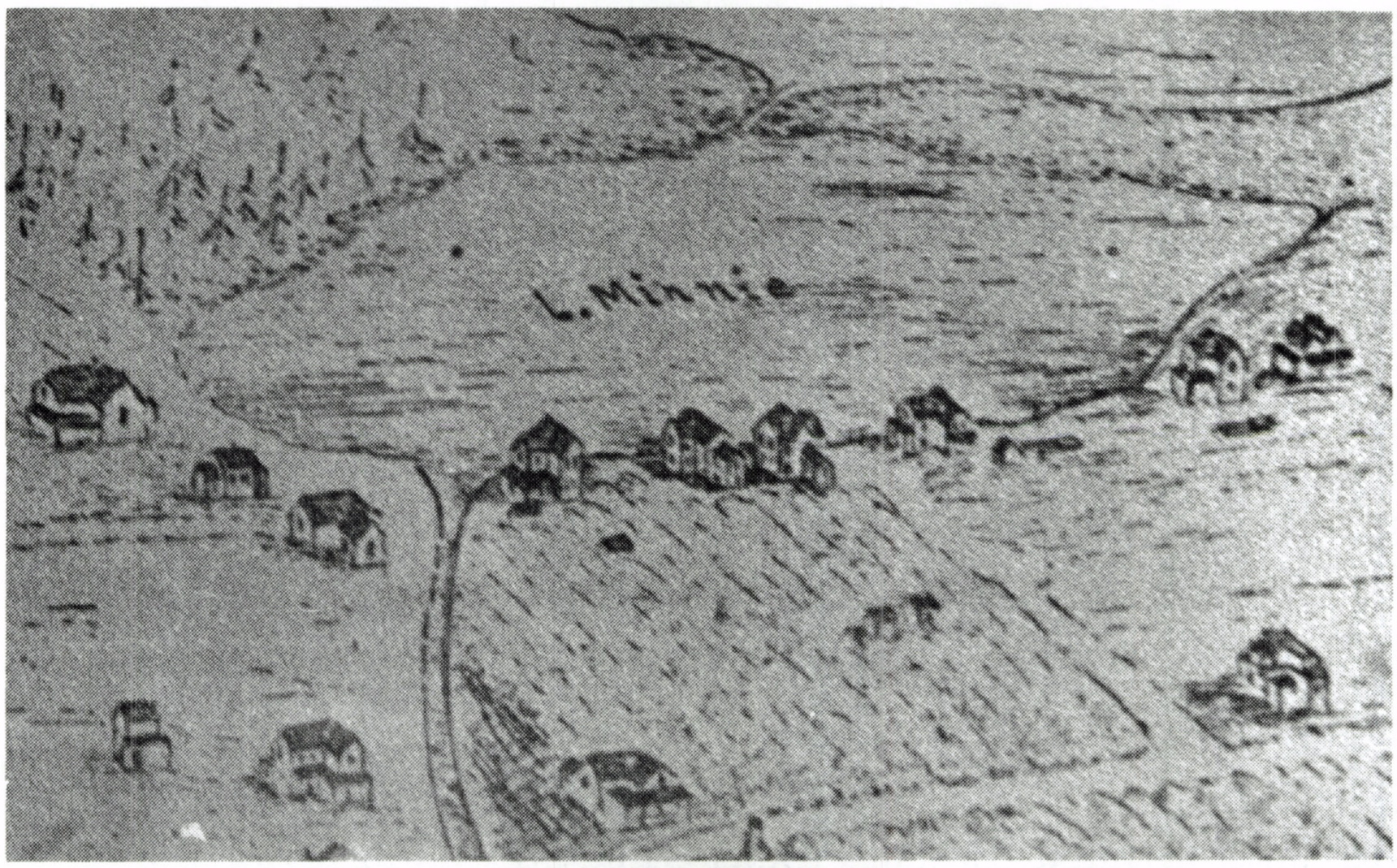
(1890), West Church Street, 80r25



LAKE CHEROKEE ARCHITECTURAL DISTRICT

LAKE MINNIE (CHEROKEE), 1884

Detail of Bird's Eye View of Orlando, Florida 1884
Sinclair's Real Estate Agency (See p. 15)



LAKE MINNIE (CHEROKEE), 1890

Detail of Bird's Eye View of Orlando, Florida 1884
Sinclair's Real Estate Agency (See p. 15)

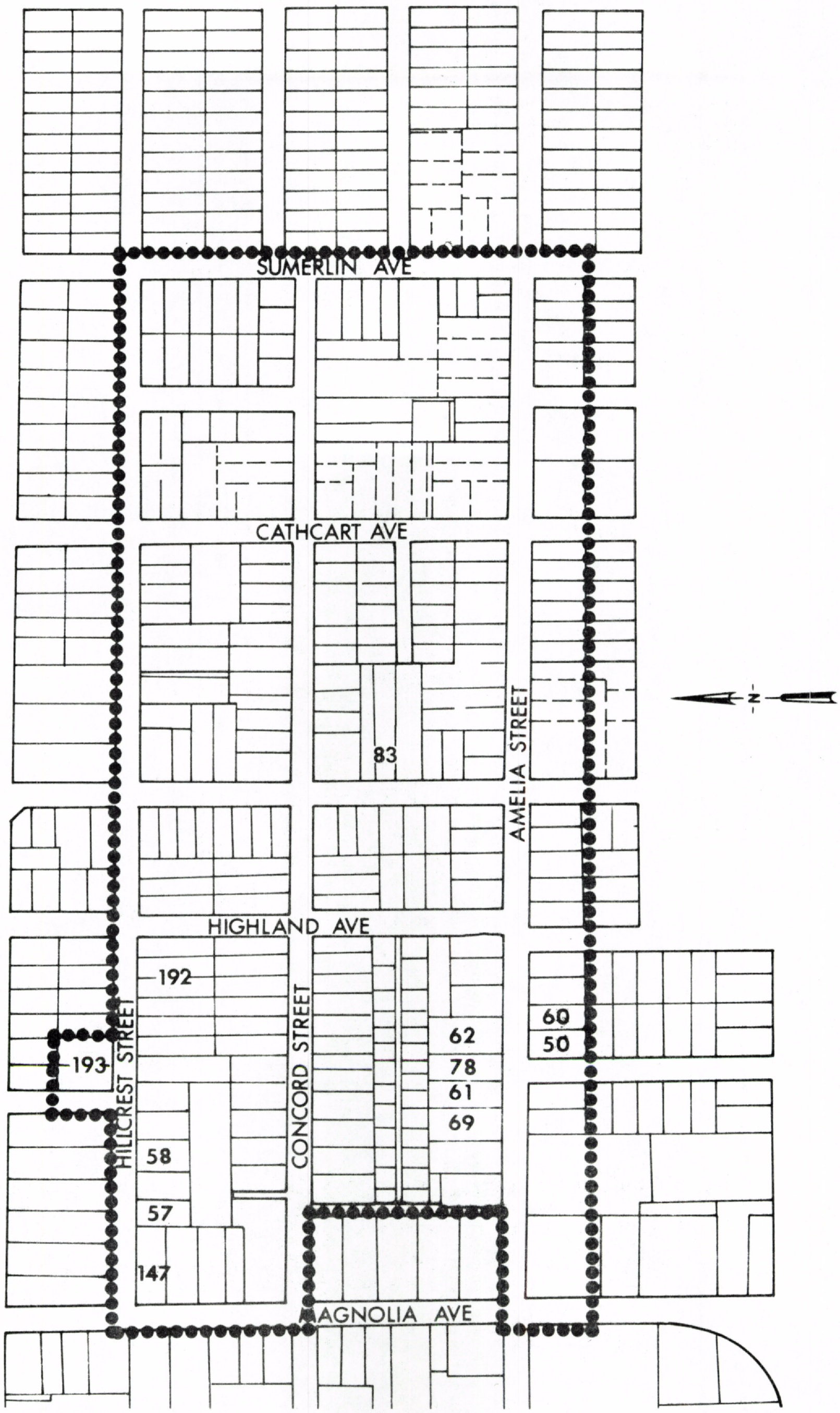
Orlando was a small agricultural community, but with the coming of the railroad, the city began to expand rapidly. While the first substantial brick business blocks were being constructed on Pine Street, five young couples established a "romantic" cluster of houses on Lake Cherokee, then known as Lake Minnie or "Honeymoon Row." When Orlando's second great period of expansion occurred between 1900 and 1915, many dwellings were constructed along Lake Avenue. Again in the late 1920s and 1930s, the area became popular among the more well-to-do who erected dwellings reflecting the highly popular eclectic styles common to the era. The residential character of this Lake Cherokee neighborhood remained unspoiled and unthreatened until very recently. The preservation of this area would provide the city with a relatively small area which contains representatives of every period in Orlando's history as well as the homes of many of its more historically prominent citizens. This district should be nominated to the National Register of Historic Places; the City should also seek its protection under the landmarks ordinance.

4. Hillcrest-Amelia Street Architectural District

The Hillcrest-Amelia Street District between Magnolia Avenue and Mills Street, including property facing Hillcrest and Livingston, is a very well-preserved, active, early twentieth century residential neighborhood.

The bungaloid architectural style as interpreted by various builders prevails in this area. The bungalow served as the "tract house" of the early 20th century. Orlando currently contains hundreds of these structures, but the pressures of development soon could cause loss of many of them. Preservation of the many examples of this architectural style which occur within a small area in the Amelia Street District would ensure the survival of a representative sample of these structures. Such action would also be advantageous for the area's residents, for it would conserve the pleasant and unspoiled character of this downtown neighborhood.

The Hillcrest-Amelia Street Architectural District at present is not eligible for nomination to the National Register because the structures there, by-and-large, are not of sufficient age. At a later date, however, it could be considered for nomination. For the present, the area should be included in the local landmarks preservation ordinance.



HILLCREST-AMELIA STREETS
ARCHITECTURAL DISTRICT

Recommendations

The protection offered an historic site at the federal and state levels is relatively limited unless the site is located on State-owned land or state sovereignty submerged lands. Under no circumstances can federal or state governments forbid or restrict a private owner from destroying or altering an historic site, unless federal, state, or certain local government funds or permits are involved as described in the introduction (pp. 1-4). In Florida, almost all zoning and code regulation of private property is vested in county and city government. Consequently, specific restrictions and controls directed at preserving the integrity of cultural resources, either singularly or in districts, remain the responsibility of local government. Chapter 163 of the Statutes of Florida enables local government to exercise broad restrictive controls in the area of historic preservation.

The City of Orlando has approved an amendment to the city code which will establish an historic landmarks commission. This is an effective approach to the problem of conserving cultural resources. The commission is urged to adopt this survey and inventory as an official guide for designating landmarks and districts and as a basis for its planning functions. The commission's decisions would then be authoritative, but not arbitrary. It should be stressed that the inventory included in this report does not constitute a preservation master plan. It is a working data bank from which a plan can be developed for the city by the commission. The following discussion includes a series of specific recommendations that may provide guidance to the city in developing such a plan.

1. Relative Status of Inventoried Properties

The criteria for the placement of a site on the National Register differ from those for the inclusion of a site in the Florida Master Site File. To aid in planning and to simplify compliance with state and federal environmental review procedures, it is necessary to establish a status for inventory reflecting the criteria of the National Register. This status identification is not intended to be a listing of priorities for action; those should be determined at the local level. It is, however, an indication of the site's level of significance in relation to all other sites. The status codes which accompany the site inventory (Appendix III) are explained below.

Status I: This category identifies the site as either presently entered on or currently being considered for placement on the National Register of

Historic Places. Included in this category are sites which are contributing components of a district currently listed or being considered for listing on the National Register of Historic Places.

Status II: The sites in this category are those potentially eligible for inclusion on the National Register of Historic Places. Generally, these structures are situated in highly incompatible settings where the economic and/or visual feasibility of their preservation *in situ* is questionable. The staff recommends that structures threatened with immediate destruction be relocated through private or public action, since the significance is vested in the structure itself and not the site. This action should be considered as a last resort applicable only to sites identified in this category.

Status III: Sites in this category are ineligible for inclusion on the National Register at this time. The site or district in question may at some future date be placed on the Register and is not to be considered unworthy of preservation. Such listing identifies the site as being primarily of local importance; major responsibility for preservation decisions regarding it rest at the local level.

Almost all the historic, architectural and archaeological sites which have been inventoried in Orlando are sites of local significance. These sites are of value to Orlando's heritage, but are of considerably less significance on the state or national level. Key West, St. Augustine, and Apalachicola are examples of cities which hold unique places in Florida history because each retains much of the character of a particular historic period. Orlando does not share in this distinction. Its historic and visual qualities have resulted from the city's continued development. New elements have replaced or been added to old ones as a small rural county seat was transformed into a major metropolitan area.

A locally significant site, building or district should not be regarded as being of lesser importance than one of "national" or "state" significance. In fact, sites of purely local value are critical in preserving the physical heritage of a city. Sites which reflect historical trends or a former way of life in Orlando contribute to the town's uniqueness. Sites of state or national significance transcend the local character of the community and may, at times, even eclipse local identities. An example is St. Augustine, where the nationally important historic district of a Spanish Colonial town has in many respects overshadowed the fine late 19th century buildings of the community. In the

same light, a collection of locally significant structures could constitute an area of state or national significance because of the interrelationship of the buildings and their level of architectural integrity.

2. General Legal, Administrative and Planning Actions

a. The DAHRM commends the passage of the ordinance creating Chapter 40 of the City Code, entitled Historic Preservation. It is important that the city become involved in protecting its significant cultural resources.

b. The first task of the newly designated historic preservation commission should be the outlining of goals, priorities, and objectives for public historic preservation activity.

c. The city should develop a preservation plan which outlines objectives and goals for the entire city. This could be done with HUD 701 Planning funds.

d. The commission should develop guidelines for renovation or restoration of historic buildings and new construction within historic districts. Such guidelines should include standards for height, scale, fenestration, materials, etc., to be used in renovation and new construction. These standards should include drawings of decorative elements common to the historic architecture of Orlando so that property owners can be directed toward designs typical of Orlando rather than those of New Orleans, Williamsburg, etc.

e. The Commission should consider preparing drawings of individually significant buildings to show property owners how their buildings might be restored or renovated in an appropriate and accurate manner.

f. A program, which would involve the sale or gift of preservation easements to the city or a private non-profit organization, should be considered. In connection with an easement program, a recent act of the Florida Legislature should be investigated. Section 704.06, Florida Statutes relates to conservation easements and authorizes the conveyance and acquisition of certain rights and interests in real property for conservation-related purposes by governmental bodies or agencies, or by charitable

corporations or trusts whose purposes include conservation of land and water areas or preservation of buildings or sites of historical or cultural significance. The value of the development rights thus conveyed can be deducted in the assessment of ad valorem taxes. Under certain circumstances, the donation of such easements to a qualified recipient may also make the property owner eligible for I.R.S. income tax benefits.

g. A city tax credit program should be considered, particularly where historic districts are concerned. This would most easily be accomplished in concert with item f.

h. The consideration which the building department gives to code variances is commendable. This practice should continue, amplified by the development of firm standards and criteria for these variances. The new section of the Southern Standard Building Code (103.4.1) concerning historic buildings should be applied in Orlando.

i. The commission should sponsor several publications for the general public, which might include a less technical version of this report, guidelines for restoration and renovation.

j. When a Status I or II site is definitely threatened with demolition, the City should investigate instituting public benefit condemnation proceedings. However, this action is recommended only in cases where it is determined that an immediate use compatible with the structure can be found.

k. Local citizens' groups should be encouraged to continue their efforts to establish a revolving fund for the purchase and rehabilitation of historic structures. Historic Orlando, Inc., which is currently being established in the Lake Cherokee area, is an appropriate move toward this goal.

l. In the event that no alternative to the demolition of a building listed in the inventory can be found, the city should ensure that an adequate photographic record of the building or site is made. In the event that sites listed in the first two status categories are demolished, it would be appropriate to have measured drawings or, at the very least, stereo-photographs made of them prior

to destruction. In either case, records should be deposited with the city's copy of the survey data and with the DAHRM for inclusion in permanent archival files.

m. It is important that the city recognize the problems which arise when many agencies become involved in historic activities without adequately planning for interaction. This situation can be avoided by including representatives from the Orange County Historical Society, the Orange County Historical Commission, the Orlando Central City Neighborhood Development Board, and private historic preservation groups such as Historic Orlando, Inc., on the landmarks commission in either official or advisory roles.

n. In the event that a status category I or II structure or site is destroyed, the city should consider the placement of an historic marker at the site. The placement of a marker would not apply to architecturally significant sites, but to those with important historical associative values.

o. A master site map has been prepared which has been given to the Orlando Planning Department. In addition, copies will be made available to the Zoning Department, Building Inspection Department, and the Public Works Division. In this way, the individual departments will be able to anticipate impending threats to listed sites resulting from projects under their jurisdiction. The city should establish efficient review mechanisms that comply with and implement the new landmarks ordinances.

p. The city is encouraged to preserve the valuable historical records in the possession of the Building Inspection Department in the form of the Record of Building Permits 1906-1937. These records should be microfilmed. The tax records should also be preserved. Both sets of documents provide substantial historical information.

q. The Landmark Commission should be cautious in its evaluation of building permits. It should not be assumed that alterations are bad in themselves. If a proposed change appears to cause an adverse impact to a structure, the Commission should not immediately refuse the request. Instead, the Commission should work with the applicant to find a viable alternative.

3. Potential Historic Districts

Historic districts are designated to preserve more than isolated historic sites. They identify groupings of sites and/or structures of minor independent signficance which are linked by certain definable visual relationships and for that reason should be preserved. In many cases, the district may constitute a neighborhood of relatively recent vintage which may be cohesive, but not possess historic value. Historic and historic architectural districts should only be designated when there is substantive historical and/or architectural continuity within the defined area.

This inventory has identified four areas which qualify for historic district designation at this time. Not all these historic districts qualify for listing on the National Register, just as all sites inventoried are not recommended for inclusion on that listing.

The City and its Historic Landmarks Commission must be cautious and practical in considering historic districts ordinances. Recognition of districts which are identified in this report as historic constitutes only recognition -- it does not imply that architectural and/or zoning controls are mandated. Designation of districts requires in-depth planning studies which can be directed at both historic or non-historic areas and which are beyond the scope of this report. These studies should consider the areas from all points of view: history, zoning, use, economics, development, etc. Only after this careful analysis should any controls or criteria be established. In fact, unless it can be clearly shown that controls and/or restrictions would improve significantly the present condition of the district or at least protect the present condition from an obvious continued decline, no such controls should be imposed.

It is also necessary to realize that public controls are only one of many tools which may be effectively in preserving a historic district; private action may, in certain instances, be more effective.

With these considerations, the Division has developed the following recommendations for districts. They should be regarded as possible directions to be taken only after further study.

a. Designated historic districts could be preserved through the collective action of the residents. This could take the form of neighborhood associations with active roles in promoting the conservation of their neighborhoods.

b. The main purpose of such associations could be to foster community pride through activities such as walking tours, research, educational programs in renovation and restoration, beautification projects and any other self-help projects which would result in the improvement of buildings and other visual features.

c. While restoration of buildings within a district may be advisable, renovation of buildings, and good contemporary new construction are desirable approaches to making a district a viable place in which to live and work.

d. In connection with Suggestion c, local associations should actively recruit individuals willing to adapt and reuse old buildings.

e. Such associations could participate in the real estate market by using a revolving fund to buy and sell real property within the district. By having the power to purchase a threatened building outright and resell it with restrictions, the association can essentially guarantee its preservation. What is needed is active promotion of the district in the same way that developers push new housing communities through sales campaigns. The area must be made attractive and popular.

f. Along with Suggestion e, the association should deal openly with absentee landlords, approaching them not as an adversary, but in a businesslike way. If landlords appear to be unsympathetic to their goals, then the association should encourage the purchase of the property in question by a resident or potential resident. If this fails, then the association should attempt to purchase the property under its revolving fund.

g. Commercial and residential districts could be protected through the use of preservation easements. By acquiring easements the private group or local government can ensure the stability of a particular feature while allowing the property owner freedom to do as he wishes with the remaining portion of his property. (For more discussion see item 2, f.)

h. A key element in encouraging the private preservation of a district is the ability of potential purchasers to gain the needed financial help to purchase threatened properties. Local banks should

be induced to provide loans for purchases. Standard banking practices normally discourage the purchase of older structures. This is due in part to the apparent instability of older neighborhoods. An active preservation movement directed at ensuring stability will help to convince banks that an investment in the district would be sound. The neighborhood association must work hard to sell their neighborhood to banks if private preservation activities are to be successful.

i. The involvement of governmental agencies in the district can come from many directions. Some aspects of the governmental role act as inducements to preservation while others are restrictive. Among the most positive ways in which the federal government has aided preservation are several low-cost loan programs and grant programs directed at historic sites. Some of these programs are FHA housing loans, Community Development Block Grants, and Small Business loans. For a partial list of these and other government programs, see Appendix II. All possible alternatives for public funding must be investigated by the association; individuals must then be made aware of what is available.

j. As has already been mentioned, the City Landmark Commission should pass ordinances establishing districts to be protected only after careful planning studies have been completed.

k. In designated landmark districts, the city should establish architectural control, both over alterations to existing properties and over new construction, to protect the essential visual qualities of each district. (See Appendix I for a brief explanation of historic districts and a list of items which should be considered in developing architectural standards and criteria).

l. All historic districts in the city should be exempted from certain articles of the building and fire code as provided for in the newly adopted Southern Standard Building Code.

m. The city should develop review and impact assessment mechanisms for all city projects within designated historic districts.

n. The landmarks commission should consider expanding the number of local districts to include other neighborhoods like the Amelia Street District. Additional architectural districts could be defined and designated according to the standards of Appendix I. These could include expanded areas along Amelia Street and the Lake Lancaster area, the College Park Business District, Park Lake area, Colonial Town and Lake Adair.

o. Ordinances dealing with building code variances, tax incentives, easements and other preservation actions should apply to all districts.

p. The ordinances which create historic districts should define the limits and boundaries of each district using maps and legal boundary descriptions. The visual and physical elements to be preserved in each district should be delineated; any controls which are established should pertain to those elements.

q. Church Street Historic District:

1. The city and the public should encourage the continued renovation of the old structures between Orange Avenue and Division Street along Church Street.

2. Any further storefront remodeling should be based on design elements drawn from Orlando's own visual past, not from that of New Orleans, Williamsburg, etc.

3. The Old Orlando Railroad Station should be preserved. Any renovations undertaken should avoid anachronistic alterations. The architecture of the building is its main asset. Any incompatible renovations could result in its being removed from the National Register of Historic Places.

r. Pine Street Historic District:

1. The "Old Town" office district concept suggested in the Orlando Central City Action Plan should be pursued to completion.

2. The essential character of the buildings should be preserved by cleaning the exteriors to return the surfaces to their original brick appearance. Restoration of the original decorative details as shown in early views of the area should also be undertaken.

3. The owners should be made aware of the historic importance of their buildings and encouraged to preserve them.

4. The area designated on the accompanying map should be placed on the National Register of Historic Places.

s. Lake Cherokee Architectural District:

1. The low density, single-family use character of this district should be preserved.

2. Due to its importance in relation to downtown Orlando, this area should be included in the Central City Neighborhood taxing district.

3. Only the area along South Lake Avenue can be submitted for nomination to the National Register of Historic Places. Any designation of the area as an historic district by city ordinances should include the larger area outlined on the map contained in this report (p. 42). District designation should be sought for this area as soon as possible.

t. Hillcrest-Amelia Streets Historic District ("North Village")

The City and the Orlando Central City Neighborhood Development Board (OCCNDB) should support the recommendations in the Action Plan that call for maintenance of the residential character of "North Village." If executed in appropriate scale, some medium density development could be compatible with the visual characteristics of this district.

4. <u>Individual Inventoried Properties</u>

a. Plans for further development in the immediate vicinity of the Bay Lake Site (8Or89) should make provision for a professional archaeologist to be on site as an observer during land clearing, grading and excavation activities. Such activities could reveal subsurface evidence of prehistoric activity.

b. The West Ridge 3 Site (8Or53) should be preserved and protected from further subsurface disturbance; the site has some potential as a park or greenspace area. If future development is planned for this site, professional archaeological excavations

should precede construction activity; the site may yield evidence of prehistoric activity.

c. The Fort Gatlin Site (8Or92) should be preserved and protected from further subsurface disturbance. If future development is planned for this site, professional archaeological excavations should precede construction activity. A state historic marker should be placed in the vicinity of the site to describe the fort, the settlement of Jernigan, and pertinent events of the Second Seminole War. The property owners should be urged to place this site in the Florida State Archaeological Landmark program.

d. Plans for future development in the immediate vicinity of the Lake Jennie Jewel Site (8Or88) should make provisions for a professional archaeologist to be on site as an observer during land clearing, grading and excavation activities. Such activities could reveal subsurface evidence of prehistoric activity.

e. The large, multi-story commercial style hotels and stores in the Center City should be preserved and adapted for profitable uses. These buildings include the Angebilt Hotel, the San Juan Hotel, the One North Orange Building, the Metcalf Building, the Dickson-Ives Building, the Ivey Building, the First National Bank Building and the Kress Building.

f. Several of the small, but important commercial buildings which date from the 1920s in the Center City Neighborhood should also be preserved through adaptive reuse. These include the Dolive Building, Autrey Arcade, Firestone Station and any others identified in the status categories.

g. All buildings listed as Status I should be maintained, renovated and/or restored in situ, and in a manner which respects their architectural integrity.

h. All Status I and II buildings should be subject to any restrictive ordinances dealing with architectural review.

i. All Status II buildings could be relocated in cases of severe threat. This should be considered as a last resort.

j. Status III sites could be included under restrictive ordinances at the discretion of the landmark commission.

APPENDICES

APPENDIX I

Historic District Criteria

In order to determine the exact boundaries for each historic district, a minimal amount of additional historical research may be required. However, most of the survey work that remains to be done is a process of visual analysis. Professionals who are sensitive to historic architecture and possess a knowledge of urban design planning should be employed to conduct the survey.

In delineating the boundaries for each historic preservation district, the professionals conducting the survey will need to identify all structures and environmental elements that contribute to the historic character of the district; in addition, they should identify all structures which constitute intrusions upon the character of the district. Buildings which are not particularly old or architecturally significant may, nevertheless, be important to the maintenance of the atmosphere of the area. In this analysis the surveyors will also have to identify the more general aesthetic characteristics and visual relationships which unify and define the district:

--Height of buildings
--Proportion of buildings' facades
--Proportion of openings within facades
--Rhythm of spacing of buildings on streets
--Setback lines
--Degree of lot coverage
--Rhythm of entrance and/or porch projections
--Predominant materials, textures, and colors
--Architectural details unique or common to the area
--Relationship of roof shapes
--Scale
--Features which define visual, physical or psychological "edges"
--Open lots, parks, and undeveloped land
--Size and spacing relationships of trees
--Materials and dimensions of streets
--Materials, location and width of sidewalks
--Location and design of walls and fences
--Location and design of lamp posts, benches, signs and other street furniture

By starting with the general district boundaries suggested in the preceeding section, then identifying the areas where complementary buildings and visual relationships concentrate, sensitive professionals will find that logical and defensible district boundaries virtually "draw themselves." This type of visual analysis will allow not only

the designation of historic preservation districts, but will also provide guidelines for the preservation and enhancement of each district. If historic district ordinances are passed, such guidelines will constitute important regulatory and reference tools. They may be used for the development of complementary designs and compatible uses of those resources which enhance the historic character.

Additions or new buildings within an historic area need not be replicas of a particualr historical period or architectural style, but they sould be compatible with the area's existing buildings. "Compatible" suggests new construction or development in sympathy with the character of the buildings or area. Compatible design reflects a sensitivity to both past and present and to the need for continuity between them.

APPENDIX II

Funding Sources for Historic Preservation

Public grants and loans are one of many ways to provide encouragement for rehabilitation of historic structures and areas. Below are a few selected programs which could supply the type of help needed in Orlando. This information was obtained from three references which contain additional funding information: 11593, February 1977, available from the Office of Archaeology and Historic Preservation, National Park Service, Washington, D.C.; A Guide to Federal Programs, Washington, D.C., National Trust for Historic Preservation, 1974, and A Guide to Federal Programs for Historic Preservation, 1976 Supplement, Washington, D.C., National Trust, 1976.

NATIONAL PARK SERVICE GRANTS. Matching grants are issued to states, the District of Columbia, territories, and the National Trust for Historic Preservation. Funds may be used to survey the state for historic and cultural resources, prepare nominations to the National Register, and acquire and preserve properties listed in the Register. Grants now provide 50% of costs for survey and planning (with a proposed increase to 70%), and 50% for acquisition or development. Funds may be transferred by State Historic Preservation Officers (SHPOs) to private organizations, individuals, or governmental subdivisions. The Land and Water Conservation Fund Act (passed September 28, 1976) authorizes $100 million each for FY 1978 and FY 1979, and $150 million each for FY 1980 and FY 1981 for NPS grants. SHPOs are also good sources of information on funding available within the state, preservation techniques, and protection of cultural resources. For more information write to the Division of Archives, History and Records Management, Department of State, The Capitol, Tallahassee, Florida, 32304.

FLORIDA HISTORIC PRESERVATION PROJECT REVIEW COUNCIL GRANTS. Matching grants (50%) are available to state and local government agencies and private non-profit organizations to be used to acquire and preserve properties listed on or eligible for listing on the National Register. If a NPS grant (above) is applied to a project, the Florida Project Review Council grant may not exceed 50% of the non-federal share of the total cost of the project (25% local or other, 25% state, 50% federal). The annual application deadline is on or about August 15; recommended applications are submitted to the Legislature for appropriation. For more information write to the Division of Archives, History and Records Management, Department of State, The Capitol, Tallahassee, 32304.

THE ARCHAEOLOGICAL AND HISTORIC PRESERVATION ACT OF 1974 makes federal construction programs and all programs licensed or otherwise assisted by federal agencies responsible for the damage they may cause to the Nation's scientific, prehistoric, historic and archeological resources. The act provides agencies with specific authority to conduct necessary data recovery investigations in conjunction with authorized, funded projects. Federal agencies may seek appropriations, obligate existing funds, or use 1% of project funds to pay expenses. For more information write: Office of Archeology and Historic Preservation, Department of the Interior, Washington, D.C. 20240.

CONSULTANT SERVICE GRANTS, provided by the National Trust on a matching basis, go to non-profit or public member organizations to pay for consultants on preservation problems. Grants average $1,000 to $2,000 and support projects such as historic district and property feasibility studies. Write National Trust for Historic Preservation, 740-748 Jackson Place NW, Washington, D.C. 20006.

NATIONAL HISTORIC PRESERVATION FUND, sponsored by the National Trust, provides low-interest loans to non-profit or public member organizations to establish revolving funds for improving properties listed in or eligible for listing in the National Register. The original $300,000 fund has been enlarged by a $500,000 grant from the Mellon Foundation. Loans are expected to average between $25,000 and $50,000. Organizations intending to apply for these loans are encouraged to send a letter to the Trust explaining how the loan will be used before the application is submitted. Further information about this program may be obtained from the National Trust, 740-748 Jackson Place NW, Washington, D.C. 20006.

ECONOMIC DEVELOPMENT ADMINISTRATION. Aside from its normal programs, the EDA of the Department of Commerce is periodically charged with the administration of emergency public works programs, such as the Local Public Works Capital Development and Investment Program authorized by the Local Public Works Employment Act of 1976. On October 2, 1976, $3.2 billion was appropriated to fund state or local public works projects in areas of high unemployment, especially where unemployment was related to the construction industry. Preservation benefited not only from projects that involved the rehabilitation of state or locally owned structures, but also from improvements to basic neighborhood conditions (sewers, pavements, etc). Because emergency public works programs of this type are only introduced sporadically, preservationists must be ready to capitalize on such programs when they are announced. For more information, contact the appropriate EDA regional office.

TITLE I HOME IMPROVEMENT LOAN program provides FHA insurance for loans made by private financial institutions to finance property improvements that protect or increase the livability or utility of residential or other properties. Currently an owner of a single-family home can borrow up to $10,000 for 12 years. Maximum loans on multifamily structures are $5,000 per dwelling unit, not to exceed $25,000. All loans are made at market rates. For more information, contact the appropriate HUD area office.

HISTORIC PRESERVATION LOAN program is a new program which expands the existing Title I Home Improvement Loan program by providing FHA insurance for loans to finance the preservation, restoration, or rehabilitation of residential properties listed in or determined eligible for listing in the National Register, including all residential properties within a National Register district. Available from private lending institutions at market rates, these loans will be for up to $15,000 per dwelling unit (not to exceed $30,000) for 15 years. (Community development block grants may be used to subsidize the market interest on both historic preservation and Title I loans.) Proposed improvements must be reviewed by SHPOs. For more information write the Secretary, Department of Housing and Urban Development, 451 - 7th Street SW, Washington, D.C. 20410, or call the Title I Insured Loan Division (202) 755-8686.

COMMUNITY DEVELOPMENT BLOCK GRANT program supplies federal funds directly to communities for projects that will improve urban living conditions through housing and environmental changes. The community can use block grants to fund such preservation-related activities as surveys of cultural resources; development of a historic preservation plan; studies for the adoption of regulatory or protective ordinances, establishment of financial programs (including low-interest loans and grants for rehabilitation of historically and architecturally significant structures) establishment of a revolving fund for the acquisition, rehabilitation, and disposition of historic properties, or easement programs. While considered local money for the purposes of federal matching grant programs (such as the NPS grants-in-aid program), block grant funding carries with it the responsibility to comply with federal laws and regulations protecting cultural resources. For more information write the appropriate HUD area office.

HUD SECTION 8 encourages the provision of lower-income housing through rent payment contracts with property owners made on behalf of eligible families occupying new, substantially rehabilitated, or existing rental units. Owners must find their own sources of funding for construction or rehabilitation; buildings must meet appropriate standards. In the case of existing units it may be public housing

agencies that will contract with property owners. The Housing Authorization Act of 1976 directs HUD to allocate Section 8 funds in accordance with block grant communities' Housing Assistance Plans; therefore, the priority assigned to the rehabilitation of units is established by the individual community. For more information, call the appropriate HUD area office.

701 (COMPREHENSIVE PLANNING ASSISTANCE) can be used for the following preservation-related activities, as long as they are part of a comprehensive plan: development of criteria for evaulation of historic properties; surveys; identification of historic properties subject to destruction and/or deterioration; consideration of the relationship of historic properties to other elements of comprehensive planning in the jurisdiction; determination of preliminary cost estimates for the rehabilitation or restoration of significant buildings or districts; preparation of district legislation, model preservation contracts and general administrative and budgetary measures, and preparation of a historic preservation program outlining action needed. It is still unresolved whether (because of reduced funding for 701) communities receiving block grants will be permitted to use block grant funds for planning purposes as outlined in the 701 program. For more information call the appropriate HUD area office.

HUD SECTION 312 LOANS are for repairs and improvements needed to make a privately owned property comply with local building codes. For more information write the appropriate HUD area office.

PROPERTY RELEASE OPTION PROGRAM (PROP). Through this program, HUD sells properties it owns with a value of less than $5,000 to local governments for $1. The localities can rehabilitate, demolish, and/or sell the properties at their discretion. So far, HUD has disposed of 3,458 properties through the program. Preservationists can (1) periodically call HUD area offices for a list of available properties, and (2) buy appropriate properties to restore or to demolish to provide open space.

URBAN RENEWAL. Although the Urban Renewal program has been terminated, some areas still have unexpended funds for uncompleted Urban Renewal projects. Where such Urban Renewal programs are still in effect, it is still possible for local agencies to write down the cost of historic properties to as little as $1 where circumstances dictate, write down cleared land around historic properties, and provide $90,000 for restoration and/or $50,000 for moving properties listed in or determined by the Secretary of the Interior to be eligible for inclusion in the National Register.

HUD SECTION 202 HOUSING FOR THE ELDERLY AND HANDICAPPED PROGRAM provides for new construction or substantial rehabilitation of properties. No-interest loans are available to incorporated private, non-profit organizations and will cover as much as 80% of the planning costs of Section 202 projects (e.g., preliminary site engineering, organization expenses and fees for design, loan commitment, legal assistance, and consultations).

HUD URBAN HOMESTEADING PROGRAM provides for the conditional conveyance, at low cost, of unoccupied residential property to an individual or family. To attain ownership, the recipient must occupy the property for a minimum of 3 years, make necessary repairs, and permit periodic inspections.

HUD SECTION 235 provides subsidies to low- and moderate-income families to purchase new or substantially rehabilitated single-family homes or condominiums. The Housing Authorization Act of 1976 revised this program so that benefits could be provided to a wider range of lower-income families. The eligible income ceiling was raised from 89% of the median family income in an area to 95% of the median income. The mortgage limits were also increased to $25,000 ($29,000 for a family of five or more), and in designated high-cost areas to $29,000 ($33,000 for a family of five or more). For more information write the appropriate HUD area office.

THE URBAN REINVESTMENT TASK FORCE operates programs that help neighborhoods fight deterioration and disinvestment. Through the Task Force's Neighborhood Housing Services program, neighborhood partnerships are set up between the residents, the private sector and the local government. These partnerships are provided technical assistance and receive Task Force grants that are used to create high-risk revolving loan funds which stimulate lending by financial institutions. Grants are also available for the Task Force's Neighborhood Preservation Projects program. These grants are made to existing neighborhood programs for specific projects which, if successful, might provide useful models for other neighborhoods. For additional information, write the Urban Reinvestment Task Force, 320 - 1st Street NW, Washington, D.C. 20552.

REVENUE SHARING is a form of financial assistance in which federal funds are allocated to state and local governments, to be used in accordance with the same state and local laws and procedures that govern other forms of state and local spending. Revenue sharing funds may be used as a match for other federal programs. For more information, write the Office of Revenue Sharing, Department of the Treasury, Washington, D.C. 20226.

COASTAL ZONE MANAGEMENT ACT OF 1976. Signed into law on July 26, 1976, this act authorized grants for the development of land management programs affecting the land and water resources of a state's coastal zone. The management program for each coastal state must meet nine requirements to be eligible for grant funding. Significant for historic preservation is the requirement (effective as of October 1, 1978) that the management program include a planning process for the protection of, and access to public coastal areas of environmental, recreational, historical, aesthetic, ecological, or cultural value. This could be an important new opportunity for preservation planning. A total of $20 million has been authorized for the grants program for each of fiscal years 1977, 1978 and 1979. For more information, contact the National Oceanic and Atmospheric Administration, U.S. Department of Commerce.

RAIL TRANSPORTATION IMPROVEMENT ACT OF 1976 (PUBLIC LAW 94-555) was signed into law October 19, 1976. It contains an amendment that authorizes the National Endowment for the Arts to administer a $5 million matching grants program to encourage the acquisition and utilization of space in suitable buildings of historic or architectural significance to house rail facilities.

SMALL BUSINESS ADMINISTRATION. On October 29, 1976, SBA published in the Federal Register an amendment to its regulations that will encourage rehabilitation of residential and commercial properties. The amendment provides that loans for the acquisition and rehabilitation of such properties will be granted by SBA if the rehabilitation is prompt and significant (costing more than one-third of the purchase price). Such rehabilitation will be for properties that will be sold immediately for the contractor's profit. This financial assistance will be on a deferred participation (guaranty) basis, repayable within 18 months (plus the period of rehabilitation) and secured by a first lien on the land and improvements. For more information, contact the Saml1 Business Administration, 1441 L Street NW, Washington, D.C. 20416.

AMERICAN ARCHITECTURAL HERITAGE PROGRAM/COMMUNITY CONSERVATION PROGRAM. Grants to local governments and non-profit organizations to conduct planning and design projects directed at regenerating old neighborhoods. Eligible activities include preliminary design studies; preparation of zoning revisions; planning for economic incentives for renovation; planning and preparation of legislative and administrative measures. Priority is given to projects likely to result in sympathetic reuse of old structures to revitalize the community. Grants are available on a 50% match basis of up to $20,000. For further information, contact Architectural and Environmental Arts Program, National Endowment for the Arts, Washington, D.C. 20506.

EDA REDEVELOPMENT AREA LOAN PROGRAM is a new program authorized by Section 204 of the Public Works and Economic Development Act of 1965, as amended. An appropriation of $15 million has been made for FY 1978. The funds will be distributed to cities for reinvestment to promote economic development. Because of the small amount of money available for FY 1978 and the large amount of money required to have an impact on the economic health of an urban area, the funding will probably go to only a small number of cities in FY 1978. For more information, write the Economic Development Administration, Department of Commerce, Washington, D.C. 20230.

URBAN DEVELOPMENT ACTION GRANTS. HUD is now developing regulations for this new program that was established by the Housing and Community Development Act of 1977, which was enacted on October 12, 1977, 1977 (P.L. 95-128). Grants will go to severely distressed cities and urban counties to alleviate physical and economic deterioration. Funds are to stimulate increased investment, so firm commitments of private and other public funds will be expected from applicants. Commercial, residential and industrial projects will be funded. Projects involving preservation will be eligible; however, projects must be broadly conceived and intended to provide economic stimulus or physical improvements in eligible areas. $400 million has been appropriated for this program in FY 1978. For more information, write the appropriate HUD area office.

COLLEGE HOUSING PROGRAM. HUD is reactivating a program that provides direct, 3% interest loans to public or non-profit educational institutions to assist in providing housing and related dining facilities for students and faculty members. Funds may be used for purchase, rehabilitation and reuse of facilities. Maximum term is 40 years. HUD's area offices are keeping a list of people interested in receiving information on this program when it becomes available.

YOUTH COMMUNITY CONSERVATION AND IMPROVEMENT PORGRAM was established by the Youth Employment and Demonstration Projects Act of 1977 (P.L. 95-93). This program is administered by the Department of Labor through CETA prime sponsors. It provides funds for communities to hire young people to undertake labor intensive projects that the community would not otherwise be able to do, such as rehabilitation of public facilities, neighborhood improvement, weatherization and repair of low-income housing and others. Some funds may be used for materials and supplies. Final regulations for the program were published in the Federal Register on September 16, 1977.

MULTIPURPOSE SENIOR CENTERS. Under the Department of Health, Education and Welfare's Administration on Aging, grants are available to pay for up to 75% of the cost of acquiring, altering, or renovating existing facilities to serve as

multipurpose senior centers. Such centers are community facilities that provide a broad range of services, including health, educational and social services and recreational facilities for older persons. Grants are available to state agencies on aging up to the state's total allocation under the program. If state agencies do not apply, they will designate amounts within their allocation to be reserved for each planning and service area in the state, and eligible agencies or organizations within the state will be allowed to submit applications for grants through their area and state agencies. $40 million will be available for grants under this program in FY 1978. For more information, write the Office of State and Community Programs, Administration on Aging, Department of Health, Education and Welfare, Washington, D.C. 20201.

CONVERSION OF ABANDONED RAILROAD RIGHT-OF-WAY. Section 809(b) of the Railroad Revitalization and Regulatory Reform Act of 1976 directs the Secretary of the Interior, after consultation with the Secretary of Transportation, to provide financial, educational, and technical assistance to local, state and federal governments for projects involving the conversion of abandoned rail rights-of-way. The Bureau of Outdoor Recreation is administering the program and published interim regulations for the grant program in the October 11, 1977, Federal Register. Grants can provide up to 90% of project costs. A $5 million appropriation for FY 1978 will limit the program to a small number of demonstration projects involving acquisition and development of rights-of-way for conservation and recreation purposes. Eligible activities are broadly defined in the regulations, and acquisition and reuse of railroad facilities, such as stations, may be allowed as part of a larger project for conversion of rights-of-way for recreation or conservation purposes. For more information call the Bureau of Outdoor Recreation (202) 343-7801, or write BOR, Department of the Interior, Washington, D.C. 20240.

WEATHERIZATION ASSISTANCE FOR LOW-INCOME PERSONS. This program was authorized by Title IV of the Energy Conservation and Production Act of 1976 and is administered by the Federal Energy Administration (FEA). Federal funds are apportioned to the states based on a formula that considers the climate and number of low-income dwellings in each state. States will allocate their funds to community action agencies (established under the Economic Opportunity Act of 1964) or other qualified entities to provide weatherization assistance to low-income persons. If states do not apply, local agencies may apply directly to FEA. Final regulations were published in the Federal Register on June 1, 1977. The FY 1978 appropriation is $27.5 million. Under this program, up to $400 can be used for the purchase of

weatherization materials for any one dwelling unit; FEA funds can not be used for labor costs. For more information, write the Federal Energy Administration, Washington, D.C. 20461.

FEDERAL ASSISTANCE PROGRAM RETRIEVAL SYSTEM (FAPRS) is a computer system that was developed by the Department of Agriculture's Rural Development Service in cooperation with commercial time sharing companies to identify available federal funding porgrams that will meet an individual rural community's needs. It can be used by larger communities as well. Most funding programs, as listed in the Catalog of Federal Domestic Assistance, are included in the computer program. It is available through the time sharing companies and the U.S. Department of Agriculture Extension Service or the state government. The program is not available directly through the Rural Development Service. State agencies and the extension services may charge a small fee for the use of the system. To find out where the system is available, write or call the Rural Development Service, Department of Agriculture, 14th Street and Independence Avenue SW, Washington, D.C. 20250; (202) 447-1296.

FEDERAL PERSONAL PROPERTY DISPOSAL. As of October 17, 1977, non-profit, tax exempt public or private educational organization, museums, libraries and public agencies established for a public purpose such as conservation, economic development, or parks and recreation, will be eligible to obtain federal surplus personal property through the General Services Administration. A wide assortment of property, from pots and pans to office equipment, that is no longer required by federal agencies is available. This property may be useful in administering a preservation office. Distribution will be handled by the state agency for surplus property (or Office of Federal Property Assistance). Eligible organizations can write the state agency directly, inspect warehouses and lists of available personal property in their area, or make other specific requests with which the agency will attempt to comply. Methods of establishing charges for services performed by state agencies are currently being reviewed; they are expected to fall within a range of 1-10% of original acquisition costs to cover care and handling. A listing of the proper state agency to write can be obtained by requesting a "Surplus Property Donation Brochure" from the Office of Personal Property Disposal, GSA-FSS-FWUD, Washington, D.C. 20406.

Other Inducements for Preservation

TAX REFORM ACT OF 1976. Section 2124 of the act, "Tax Incentives to Encourage the Preservation of Historic Structures," provides several new incentives for historic preservation. The new section allows for the amortization

of rehabilitation expenditures over a 5-year period for National Register properties, properties in a National Register historic district that are certified by the Secretary of the Interior as being significant to the district, or for properties located in historic districts designated under a statute of the appropriate State or local government if such statute is certified by the Secretary of the Interior as containing criteria which will substantially achieve the purpose of preserving and rehabilitating buildings of historic significance to the district. Rehabilitation must also be "certified". A taxpayer who substantially rehabilitates a certified historic structure will be permitted a more advantageous method of depreciation. The law also disallows deductions for demolition of certified historic structures and accelerated depreciation for properties erected on a site previously occupied by a historic structure on or after June 30, 1976. Finally, the act provides that a deduction is allowed for the contribution to a charitable organization or a governmental entity exclusively for conservation purposes or (1) a lease on, option to purchase, or easement with respect to real property of perpetual duration or (2) a remainder interest in real property. Conservation purposes include the preservation of historically important land areas or structures.

PUBLIC BUILDINGS COOPERATIVE USE ACT OF 1976 became law on October 18, 1976. The act directs the Administrator of the General Services Administration to acquire space for Federal offices in buildings of historic, architectural, or cultural significance, unless use of such space would not prove feasible and prudent compared with available alternatives. The act directs the Administrator, prior to undertaking a planning survey, to determine the public buildings needs of the Federal Government within a geographical area, to request the Chairman of the Advisory Council on Historic Preservation to identify existing buildings in the community that are of architectural, cultural, or historic interest and that are suitable for purchase to convert into Federal office space. The act states that buildings of "historic, arhictectural, or cultural significance" include, but are not limited to, "buildings listed or eligible to be listed on the National Register . . . ."

APPENDIX III

Inventory of Cultural Resources in Orlando

The following three lists contain all Orlando sites listed on the Florida Master Site File. The first list presents historic districts identified by the survey staff. For detailed information about the districts, the reader should refer to "Historical and Architectural Survey Results." It should be remembered that all buildings within the district limits should be afforded all benefits of the district. The second and third lists (archaeological sites and historic/architectural sites) are arranged by street address. The lists also contain the name of the site, site number, areas of significance and status. This status classification is explained in section 1 of the Recommendations (pp. 47-49). In the case of archaeological sites, the description of location has been limited to provide protection. Any question involving these sites should be referred to the Division of Archives, History and Records Management. Any further information about specific sites can be obtained from the individual site forms on file with the City of Orlando or the Division.

HISTORIC DISTRICTS

(For detailed maps see pages 37-45)

NAME	AREA OF SIGNIFICANCE	STATUS
Pine Street Historic District	architecture, commerce	I
Church Street Historic District	commerce	III
Lake Cherokee Architectural District	architecture	I, III
Hillcrest-Amelia Street Architectural District	architecture	III

ARCHAEOLOGICAL SITES

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
T22S, R28E, S08	Bay Lake	80r89	aboriginal, prehistoric	III
T22S, R29E, S08	Wekina 1	80r90	aboriginal, prehistoric	III
T22S, R28E, S17	West Ridge 3	80r53	aboriginal, prehistoric	III
T22S, R29E, S17	West Ridge 1	80r51	aboriginal, prehistoric	III
T22S, R29E, S17	West Ridge 2	80r52	aboriginal, prehistoric	III
T22S, R30E, S17	Lake Spier Site	80r135	aboriginal, prehistoric	III
T22S, R33E, S16	Fort Christmas	80r93	exploration and settlement military	I
T22S, R33E, S28	Reeditt Mound	80r04	aboriginal, prehistoric	I
T22S, R33E, S28	Llewellyn Mound	80r94	aboriginal, prehistoric	I
T23S, R29E, S10	Jernigan	80r48	exploration and settlement military	I
T23S, R29E, S12	Lake Jennie Jewel	80r88	aboriginal, prehistoric	III

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
T23S, R29E, S12-13	Fort Gatlin	80r92	exploration and settlement military	I
T23S, R29E, S13	Military Road	80r91	military transportation	I

INDIVIDUAL HISTORICAL/ARCHITECTURAL SITES

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
135 E. Amelia St.	Lake, H.W., House	80r69	architecture	III
202 E. Amelia St.	Lockhart, R.N., House	80r50	architecture	III
203 E. Amelia St.	Miner, Estella, House	80r61	architecture	III
206 E. Amelia St.	Chadwick, W.H., House	80r60	architecture	III
209 E. Amelia St.	Kenner, J.C., House	80r78	architecture	III
217 E. Amelia St.	Johnson, George C., Hse.	80r62	architecture	I
1111 E. Amelia St.	Cavandish, C.B., House	80r162	architecture	II
466 S. Boone St.	Rush, Dr. J.D., House	80r123	architecture	II
527 E. Broadway St.	Bradley, M.H., House	80r83	architecture	III
526 Carter St.	526 Carter St.	80r180	architecture	III
11 E. Central Blvd.	Elks Club	80r202	architecture	III
100 E. Central Blvd.	McEwan Clinic	80r109	medicine	III
108 E. Central Blvd.	108 E. Central Blvd.	80r122	architecture	III
113 E. Central Blvd.	Orlando Chamber of Commerce	80r154	architecture	III
322 E. Central Blvd.	McRaney, W.N., House	80r63	architecture	III
412 E. Central Blvd.	Crook, Thomas, House	80r73	architecture	III

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
424 E. Central Blvd.	Cook, John M., House	80r66	architecture commerce	III
603 E. Central Blvd.	Guernsey, J.L., House	80r77	architecture	III
33-35 W. Central Blvd.	Orange Belt Auto Line Terminal	80r37	commerce transportation	III
101 W. Central Blvd.	Phillips Manufacturing Company	80r176	architecture industry	III
309 E. Cherokee Dr.	Edwards, Dr. G.H., Hse.	80r143	architecture social/humanitarian	III
206 E. Church St.	Allen, Jessie, House	80r70	architecture	III
220 E. Church St.	220 E. Church St.	80r213	architecture	III
529 E. Church St.	Ohev Shalom Synagogue	80r113	architecture religion social/humanitarian	III
19 W. Church St.	Kress Building	80r172	architecture	I
23-25 W. Church St.	Hunt-Branson Building	80r161	architecture	III
27-35 W. Church St.	Nicholson-Colyer Bldg.	80r160	architecture commerce	III
102 W. Church St.	Bumby Hardware	80r20	architecture commerce	I
206 W. Church St.	Slemons Dept. Store	80r173	architecture commerce	III

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
West Church St.	Old Orlando Railroad Depot	80r25	architecture transportation	I
300-344 W. Church St.	West Church Street Commercial	80r189	commerce	I
325 W. Colonial Dr.	Amherst Apartments	80r49	architecture	III
644 W. Colonial Dr.	Casey, H.J., House	80r115	architecture	III
317 W. Concord St.	Manuel, J.G., House	80r116	architecture	III
60 N. Court Ave.	Fidelity Title and Loan Company	80r42	architecture	III
115 S. Court Ave	Lucerne Theatre	80r217	theater	III
119-125 S. Court Ave.	Opera House Site	80r100	music social/humanitarian theater	III
518 Delaney Ave.	Blyth-Walker House	80r128	architecture	II
539 S. Delaney Ave.	Giles, L.B., House	80r185	architecture	III
545 S. Delaney Ave.	Hovey's Court	80r197	architecture	III
635 S. Delaney Ave.	Akers, E.F., House	80r67	architecture	III
705 S. Delaney Ave.	McEwan, J.S., House	80r96	architecture	I
713 S. Delaney Ave.	McCormick, Joe, House	80r104	architecture	III
1144 S. Delaney Ave.	1144 S. Delaney Ave.	80r211	architecture	III
639 S. Division Ave.	Yancey, T.A., House	80r174	architecture commerce	III

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
1005 Edgewater Dr.	1005 Edgewater Dr.	80r188	architecture	III
700 Euclid Ave.	Beardall, Dr. H.M., Hse.	80r125	architecture	III
709 Euclid Ave.	Gunby, E.R., House	80r43	architecture law politics/govt.	I
733 Euclid Ave.	Ferris, Josiah, House	80r68	architecture	III
800 Euclid Ave.	McPherson,H.A., House	80r103	architecture	III
1730 N. Forest Ave.	Harry P. Leu Gardens	80r201	architecture Landscape arch. commerce industry	III
715 N. Garland Ave.	Cheney, J.M., House	80r177	architecture engineering law politics/govt.	II
715-1/2 N. Garland Ave.	715-1/2 N. Garland Ave.	80r186	architecture	II
115 Glenn Lane	Hovey, C.A., Rental	80r95	architecture	III
901 N. Highland Ave.	Laughlin Hall	80r84	architecture	III
108 E. Hillcrest Ave.	Autrey, L.M., House	80r147	architecture commerce politics/govt.	I
118 E. Hillcrest Ave.	Dominick, J.M., House	80r57	architecture	III
130 Hillcrest Ave.	Lege, M.A., House	80r58	architecture	III

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
203 E. Hillcrest Ave.	Edgerton, G.E., House	80r193	architecture	III
226 E. Hillcrest Ave.	226 E. Hillcrest Ave.	80r192	architecture	III
Hillcrest - Amelia St.	Hillcrest - Amelia St. Historic District	80r196	exploration and settlement community planning	III
346 Hillman Ave.	Foss, L.B., House	80r167	architecture	III
21 N. Hyer	Kuhn, John, House	80r86	architecture	III
166 E. Jackson St.	Myers, N.B., House	80r170	architecture	III
216 E. Jackson St.	Evans, T.H., House	80r130	architecture commerce	III
222 E. Jackson St.	Hammond, J.W., House	80r208	architecture	III
230 E. Jackson St.	Story, W.H., House	80r72	architecture	III
231 E. Jackson St.	231 E. Jackson St.	80r215	architecture	III
303 E. Jackson St.	Mann, T.A., House	80r207	architecture	III
311 E. Jackson St.	Johnston, W.C., House	80r206	architecture	III
53 W. Jackson St.	Eatsum Products Co.	80r145	architecture industry	III
604 W. Jackson St.	Shiloh Baptist Church	80r191	architecture religion ethnic	III
111 W. Jefferson St.	McCormick Lumber Co.	80r40	architecture industry	III
704 Kuhl Ave.	Bridges, J.J., House	80r110	architecture	III

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
812 S. Kuhl Ave.	Coleman, W.T., House	80r80	architecture	III
101 S. Lake Ave.	Lees, Robert F., House	80r75	architecture	III
509 S. Lake Ave.	Hovey, C.A., House	80r127	architecture	I
519 S. Lake Ave.	Cohoon, A., House	80r121	architecture	I
525 S. Lake Ave.	Cohoon, Allan House	80r132	architecture	I
530 S. Lake Ave.	Smith, Allen A., House	80r120	architecture	I
531 S. Lake Ave.	Jansen, Carl, House	80r97	architecture	I
536 S. Lake Ave.	Dale, F.B., House	80r126	architecture	I
614 S. Lake Ave.	O'Neal, W.R., House	80r26	architecture education commerce politics/govt.	I
525 Lake Como Circle	Stebbins, Lucius, Hse.	80r134	architecture	III
621 Lake Dot Circle	Truesdale, F.F., House	80r114	architecture	III
Lake Ivanhoe	Orlando Water and Light Company	80r182	engineering industry	III
955 E. Lancaster Dr.	Person, William C., Hse.	80r146	architecture	III
842 Laurel Ave.	Ingrahm, L.C., House	80r171	architecture	III
1805 Lee Road	Ben White Raceway	80r203	sports	III
211 Liberty Ave.	Abberger, John, House	80r71	architecture	II

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
220 S. Liberty Ave.	Story, M., House	80r205	architecture	III
219 E. Livingston St.	VanBuskirk, Justin, Hse.	80r65	architecture	III
515 E. Livingston St.	Starbuck, J.W., House	80r169	architecture	II
615 E. Livingston St.	Jackson, J.W., House	80r131	architecture	III
1023 E. Livingston St.	Fries, J.O., House	80r157	architecture literature English	I
100 W. Livingston St.	Harry P. Leu, Inc.	80r183	industry commerce	III
135 Lucerne Circle	Peckham, Peleg, House	80r111	architecture commerce	I
211 Lucerne Circle	Parry, Catherine, House	80r181	architecture	II
214 S. Lucerne Circle	Wescot, Florence, House	80r124	architecture	III
235 S. Lucerne Circle	Woodruff, Seth B., Hse.	80r168	architecture agriculture commerce politics/govt.	I
60 W. Lucerne Circle	Gore, Mahlon, House	80r44	architecture commerce	III
714 S. Lucerne Terrace	Way, S.Y., House	80r159	architecture commerce	II
45 N. Magnolia Ave.	Southern Bell Telephone	80r152	architecture commerce comunications	III
50 N. Magnolia Ave.	Orange County Courthouse	80r46	architecture politics/govt.	III

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
130 N. Magnolia Ave.	St. Luke's Episcopal Cathedral	80r198	architecture	III
419 N. Magnolia Ave.	Robinson, Samuel, House	80r41	architecture	I
37-39 S. Magnolia Ave.	Rogers Building	80r156	architecture commerce social/humanitarian	I
500 S. Magnolia Ave.	Hackney, Caroline, Hse.	80r112	architecture	III
512 S. Magnolia Ave.	Walker, S.G., House	80r22	architecture	II
711 Main Lane	Early, C.J., House	80r144	architecture industry	I
318 Mariposa St.	318 Mariposa St.	80r204	architecture	III
414 Miller St.	McRae, James, House	80r212	architecture	III
1 N. Orange Ave.	State Bank and Trust Co. Building	80r140	architecture	III
32 N. Orange Ave.	San Juan Hotel	80r155	architecture commerce	I
37 N. Orange Ave.	Angebilt Hotel	80r138	architecture commerce	III
108 N. Orange Ave.	McKenny-Rylander Bldg.	80r74	architecture	III
120 N. Orange Ave.	Autrey Arcade	80r45	architecture commerce	III
428 N. Orange Ave.	United Markets	80r55	architecture commerce transportation	III

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
578 N. Orange Ave.	Firestone Tire and Rubber Company	80r150	architecutre commerce transportation	III
650 N. Orange Ave.	Orange Ct. Apt. Hotel	80r149	architecture commerce	III
2113 N. Orange Ave.	Dr. Phillips Canning Plant	80r175	architecture industry	III
1 S. Orange Ave.	Yowell-Duckworth Bldg.	80r142	arhictecture commerce	III
2 S. Orange Ave.	Dickson-Ives Building	80r148	architecture commerce	III
20-28 S. Orange Ave.	Hudnall Building	80r164	architecture commerce	I
23-29 S. Orange Ave.	Phillips Theater	80r200	theater	I
32-38 S. Orange Ave.	O'Connell Building	80r165	architecture commerce	I
102 S. Orange Ave.	Orange Bank and Trust of Orlando	80r141	architecture commerce	I
200 S. Orange Ave.	First National Bank	80r39	architecture commerce	II
307 S. Orange Ave.	I.W. Phillips Dodge Agency	80r151	architecture commerce	III
19 N. Osceola Ave.	Whitman, A.B., House	80r87	architecture	III

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
220 S. Osceola Ave.	Howe, C.L., House	80r82	architecture	III
527 Osceola Ave.	Dupree, E.W., House	80r163	architecture	III
411 Palmer Street	Gordon, John F., House	80r98	architecture	I
423 Palmer Street	Wright, M.C.,House	80r99	architecture	I
519 Palmer Street	Wood, W.H., House	80r106	architecture	I
856-858 Park Lake Ct.	Dickson Houses	80r59	architecture commerce	III
17 E. Pine Street	Orange County Bldg and Loan Assoc.	80r54	architecture commerce	I
20-26 E. Pine Street	Magruder Arcade	80r133	commerce	I
28-36 E. Pine Street	Knox-Bacon Building	80r137	commerce	I
35 E. Pine Street	Giles-Ellis Building	80r179	commerce	I
38-40 E. Pine St.	Orlando Reporter-Star Building	80r218	commerce	III
39-43 E. Pine Street	Curtis-Skinner Block	80r129	architecture commerce law social/humanitarian	I
55 E. Pine Street	Lartigue Building	80r136	commerce	I
69 E. Pine Street	Kuhl-Delaney Building	80r38	architecture commerce	I
316 E. Pine Street	Bingham, Ethel M., Hse.	80r105	architecture	III
18-16 W. Pine Street	Tinker Building	80r214	architecture commerce sports	I

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
13-25 W. Pine Street	Elijah Hand Building	80r184	architecture commerce	I
36 W. Pine Street	Carey Hand Funeral Home	80r153	architecture	I
100 W. Pine Street	South Florida Foundry and Machine Works	80r158	industry	I
Princeton Street	Formosa Depot Site	80r119	transportation	III
237 Ridgewood Street	Pruyn, J.H., House	80r79	architecture	III
240 Ridgewood Street	Goodwyn, H.W., House	80r81	architecture	III
225 E. Robinson St.	Bellows-Dade House	80r178	architecture	II
1302 E. Robinson St.	Batey, Charles, House	80r166	architecture	III
Rosalind Avenue	Keystone Apartments	80r216	architecture	III
11 N. Rosalind Ave.	Rosalind Club	80r118	architecture social/humanitarian	III
24 N. Rosalind Ave.	First Church of Christ Scientists	80r199	architecture	I
222 S. Rosalind Ave.	Curtis, F.A., House	80r117	architecture commerce social/humanitarian	II
226 S. Rosalind Ave.	Switzer, B.X., House	80r107	architecture	III
1400 Sligh Blvd.	Atlantic Coastline Station: Orlando	80r139	architecture transportation	I
348 E. South St.	348 E. South St.	80r210	architecture	III

LOCATION	SITE NAME	SITE NO.	AREA OF SIGNIFICANCE	STATUS
426 E. South St.	426 E. South St.	80r209	architecture	III
100 W. South St.	Howard Grocery Co.	80r64	commerce	III
125 W. South St.	Lockhart Lumber Mill Site	80r102	industry	III
541 W. South St.	541 W. South St.	80r187	architecture	III
725-711 W. South St.	South Street Rental Housing	80r190	social	III
208 N. Summerlin Ave.	Musslewhite, J.P., Hse.	80r108	architecture	III
538 E. Washington St.	Lord, H.J., House	80r85	architecture	III
614 E. Washington St.	Dean, J.L., House	80r76	architecture	III
E. Washington St.	Summerlin Hotel Site	80r101	commerce	III
735 N. Westmoreland Dr.	735 N. Westmoreland Dr.	80r195	architecture	III

APPENDIX IV

DETAIL MAPS

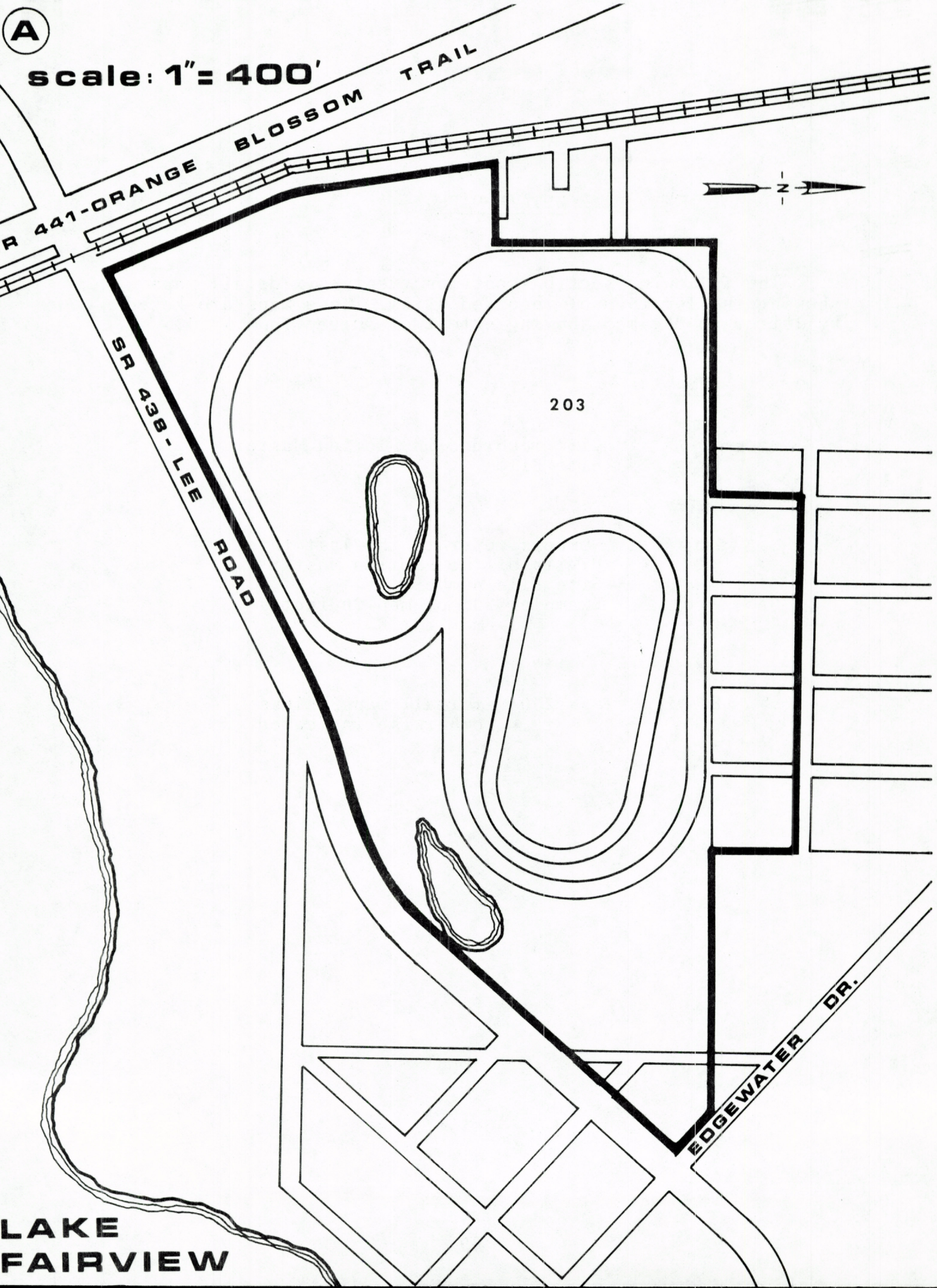
The following section contains twenty-six detail maps showing the location of recorded sites. These maps are keyed by letter to the map showing extent of survey (p. 5).

KEY

Site recorded in Florida Master Site File

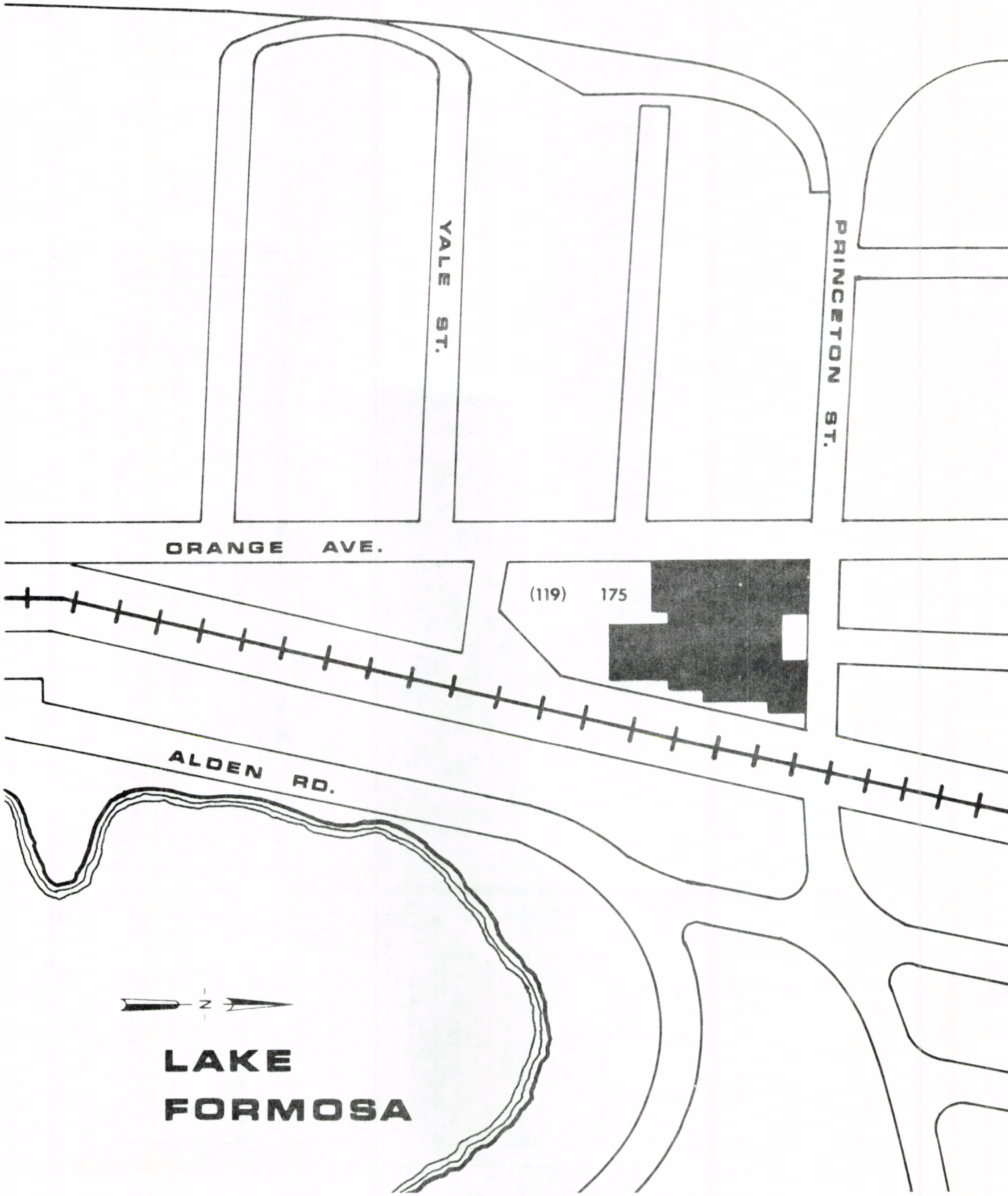
203 Numbers refer to the last three digits of the Florida Master Site File number
Example: 203 on map indicates FMSF 8Or203

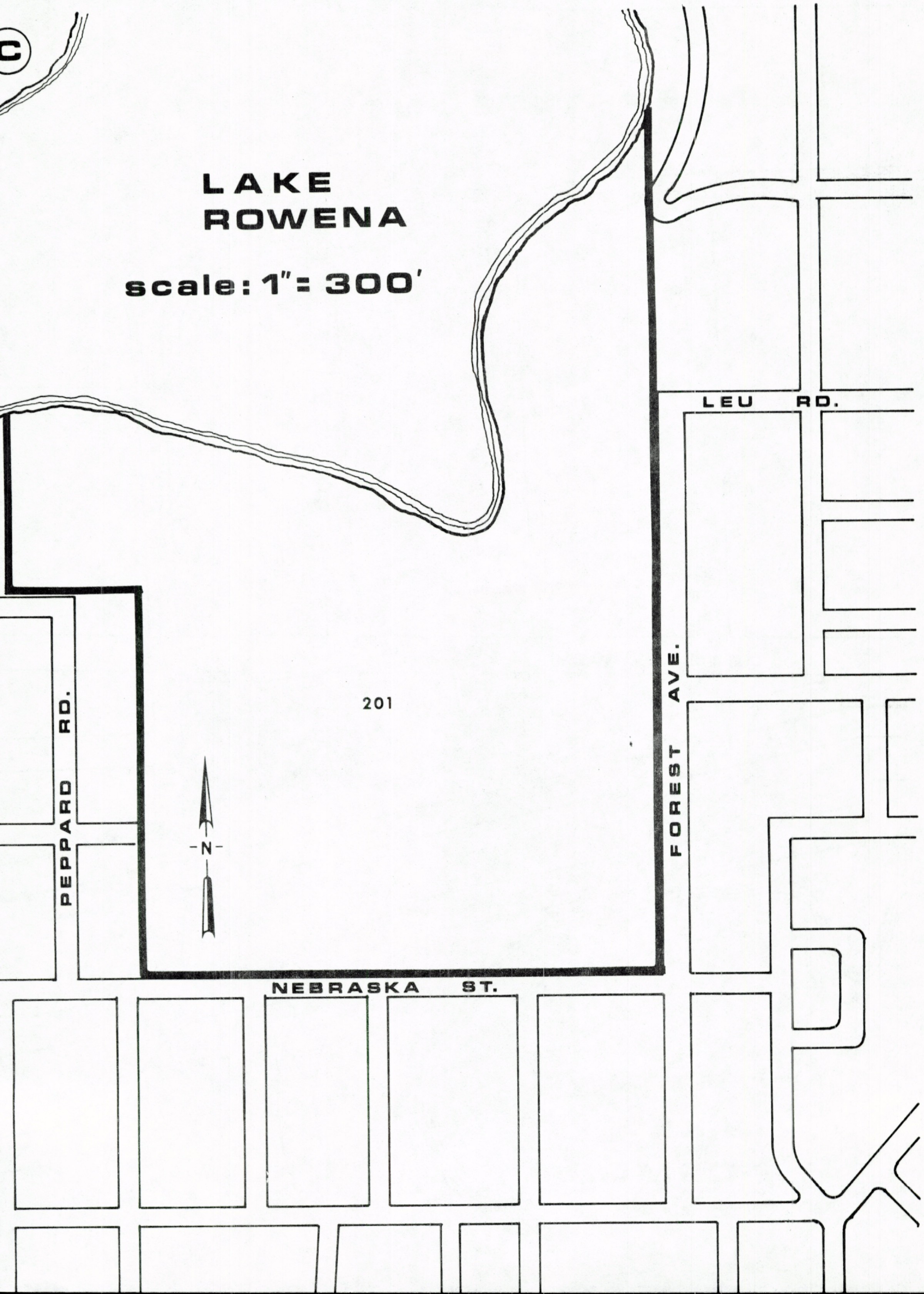
SCALE : 1" = 200' for all maps unless otherwise indicated

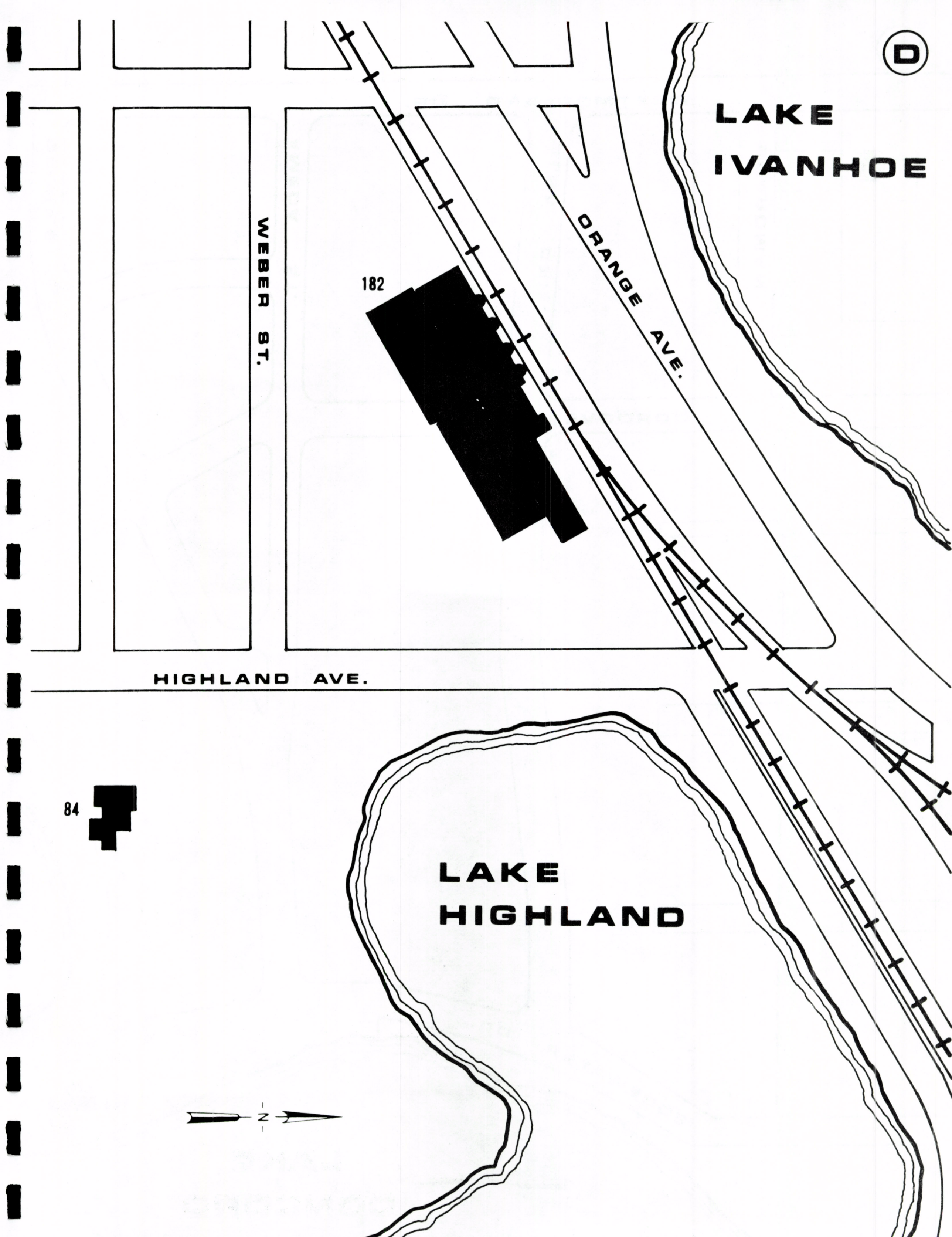

A
scale: 1"= 400'
BLOSSOM TRAIL
R 441-ORANGE
N
SR 438 - LEE ROAD
203
EDGEWATER DR.
LAKE
FAIRVIEW

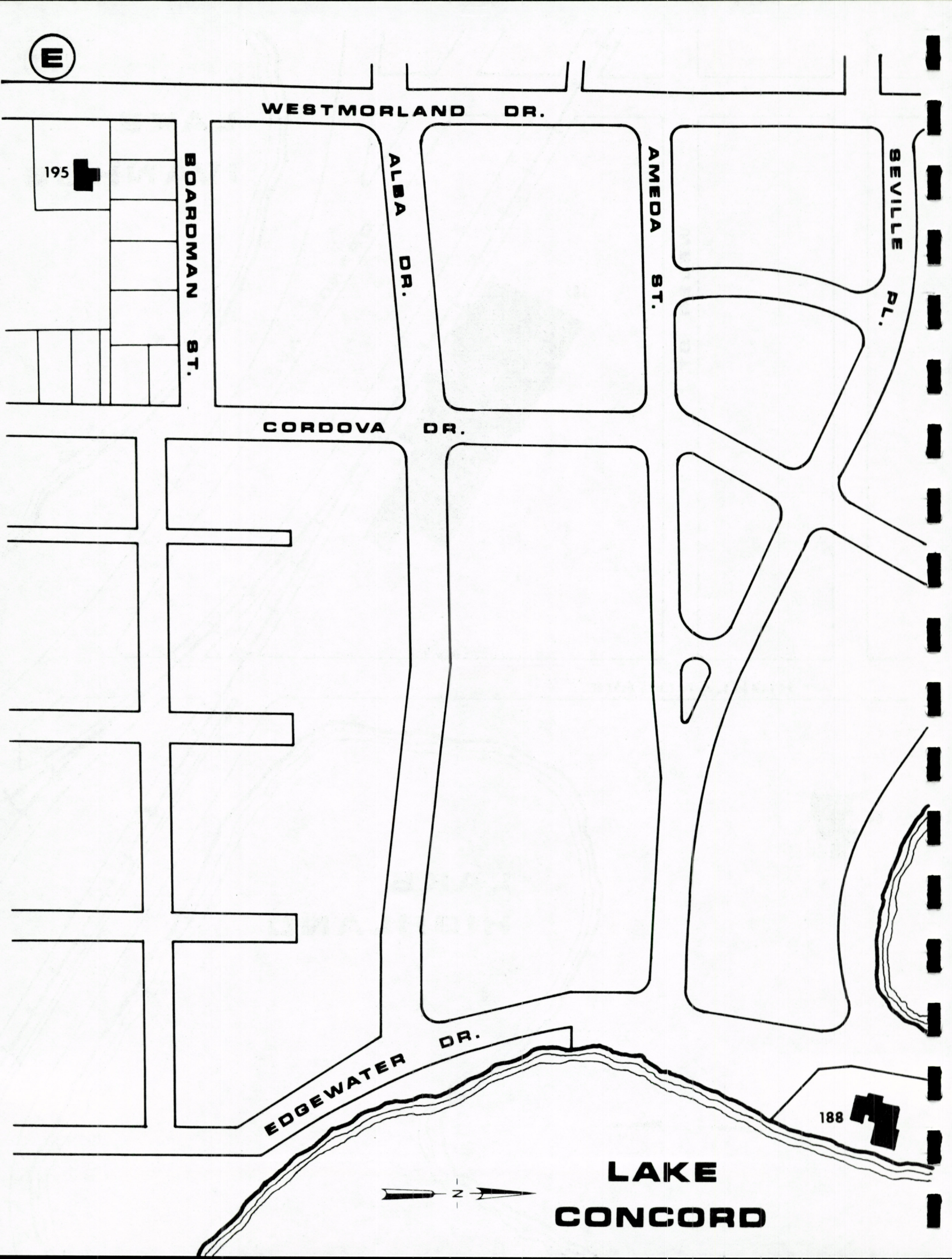
B

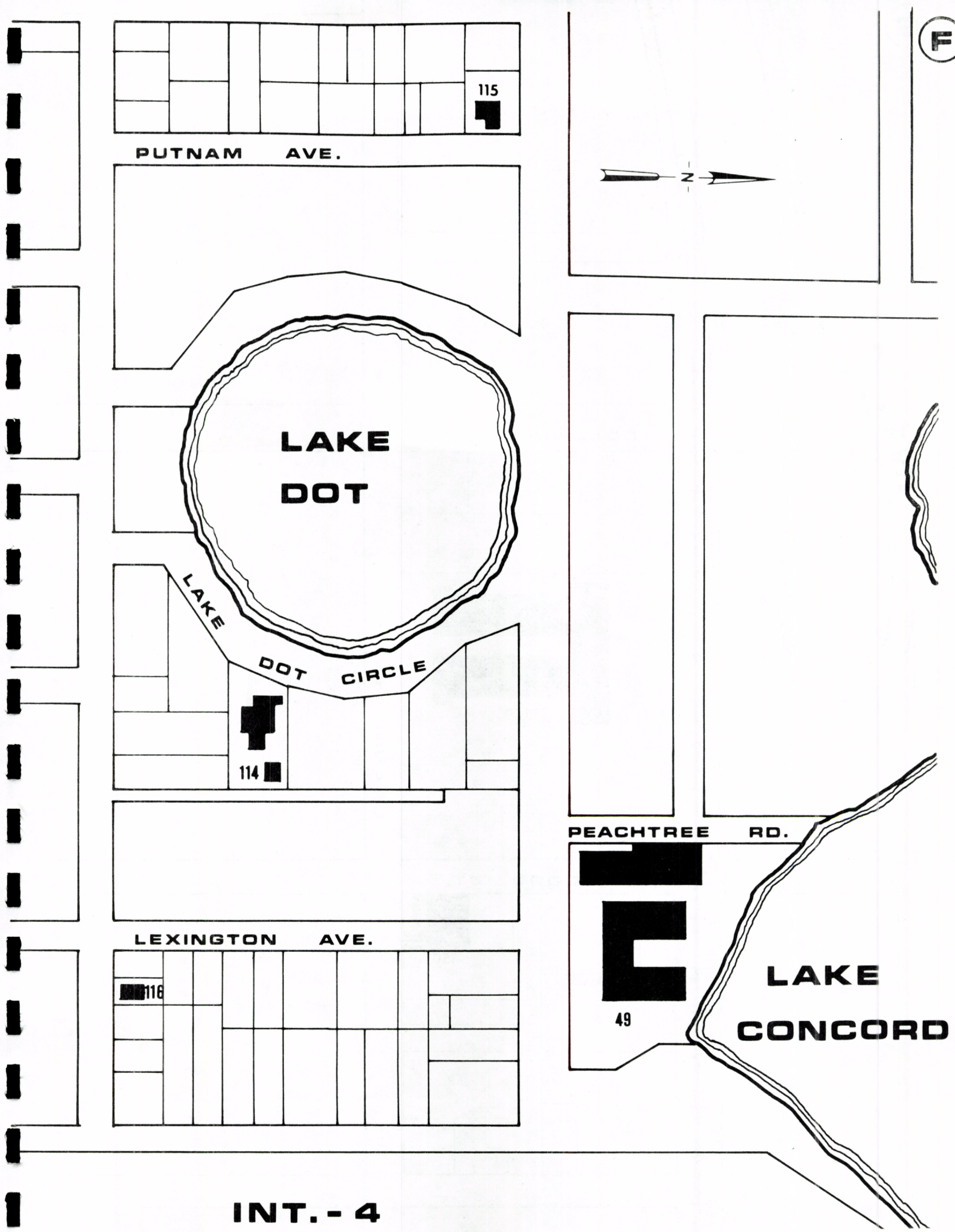
INTERSTATE NO. 4



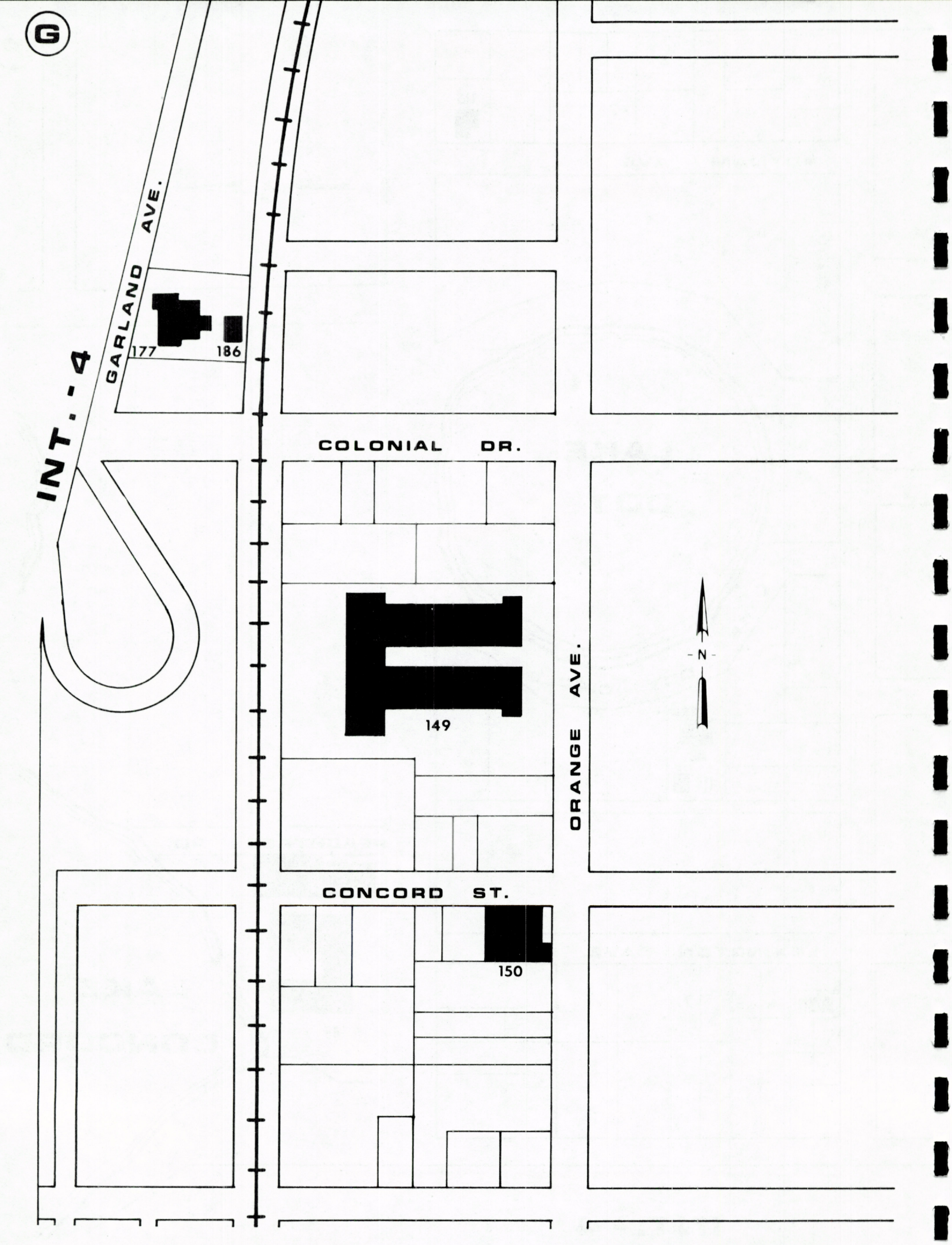

LAKE
ROWENA
scale: 1" = 300'
201
LEU RD.
FOREST AVE.
PEPPARD RD.
NEBRASKA ST.
N

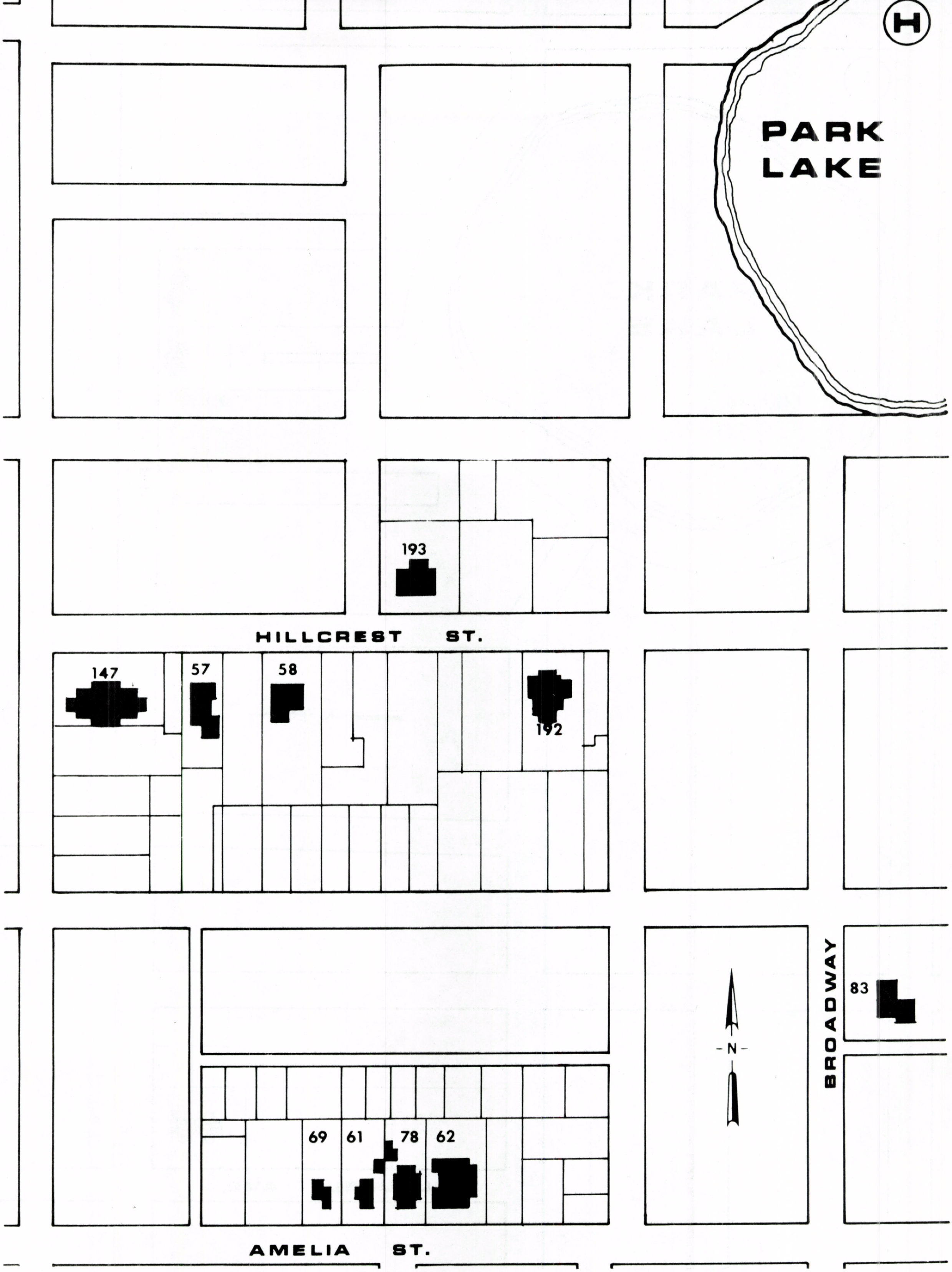

D
LAKE
IVANHOE
ORANGE AVE.
WEBER ST.
182
HIGHLAND AVE.
84
LAKE
HIGHLAND
N


E
WESTMORLAND DR.
195
BOARDMAN ST.
ALBA DR.
AMEDA ST.
SEVILLE PL.
CORDOVA DR.
EDGEWATER DR.
188
N
LAKE CONCORD

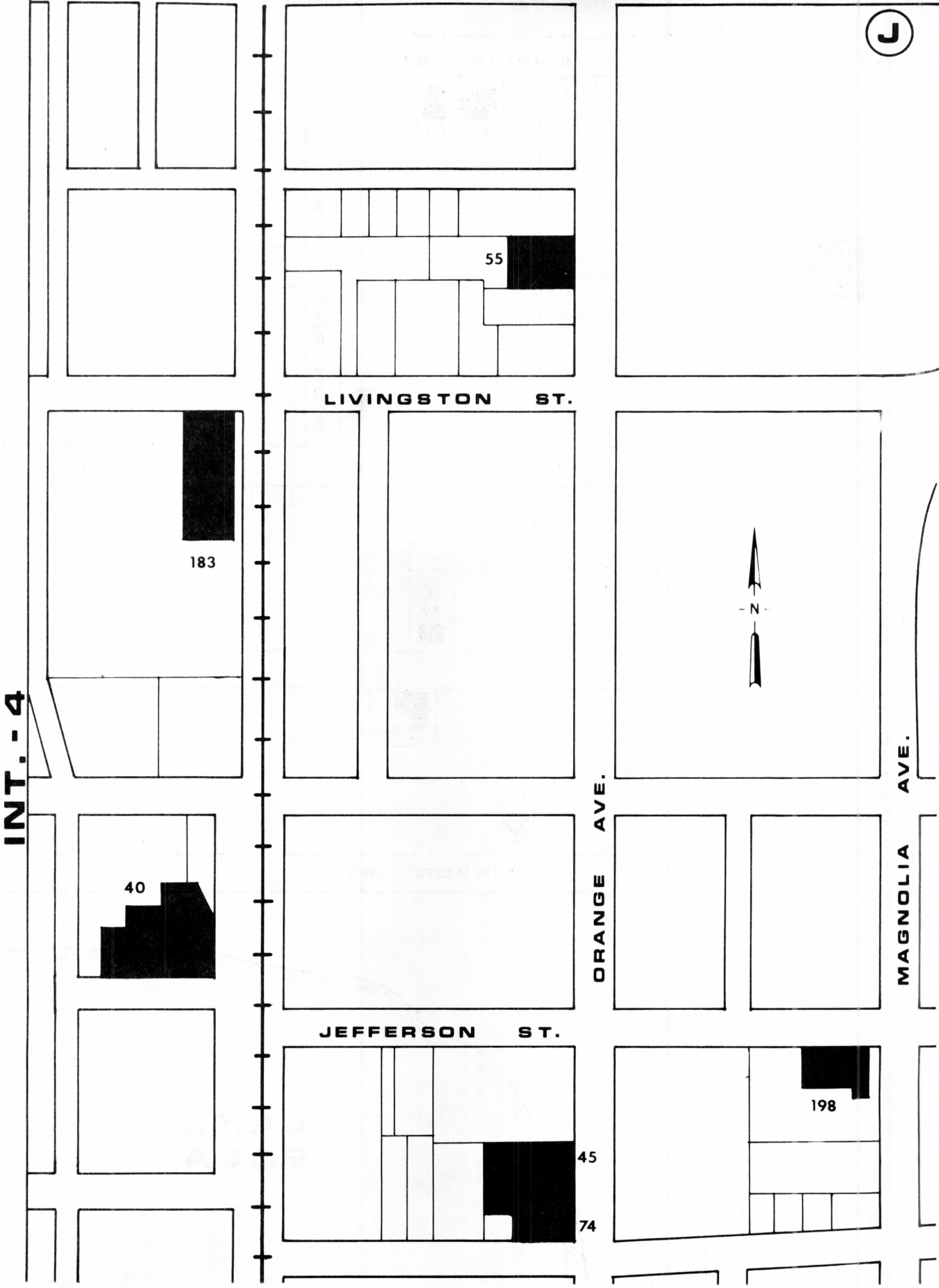

115
PUTNAM AVE.
N
LAKE
DOT
LAKE
DOT CIRCLE
114
PEACHTREE RD.
LEXINGTON AVE.
116
49
LAKE
CONCORD

INT.-4

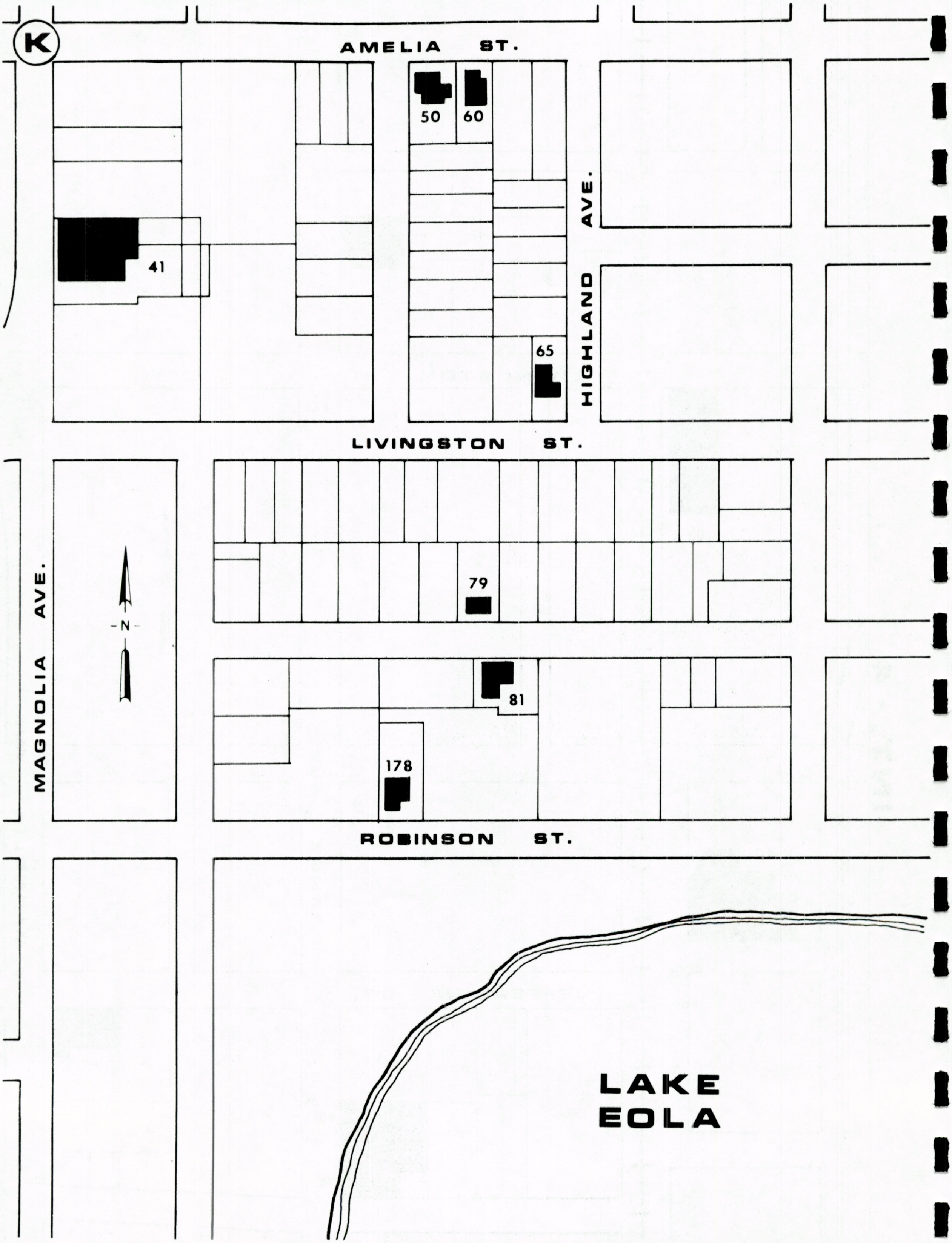

G
INT.-4
GARLAND AVE.
177
186
COLONIAL DR.
149
ORANGE AVE.
N
CONCORD ST.
150

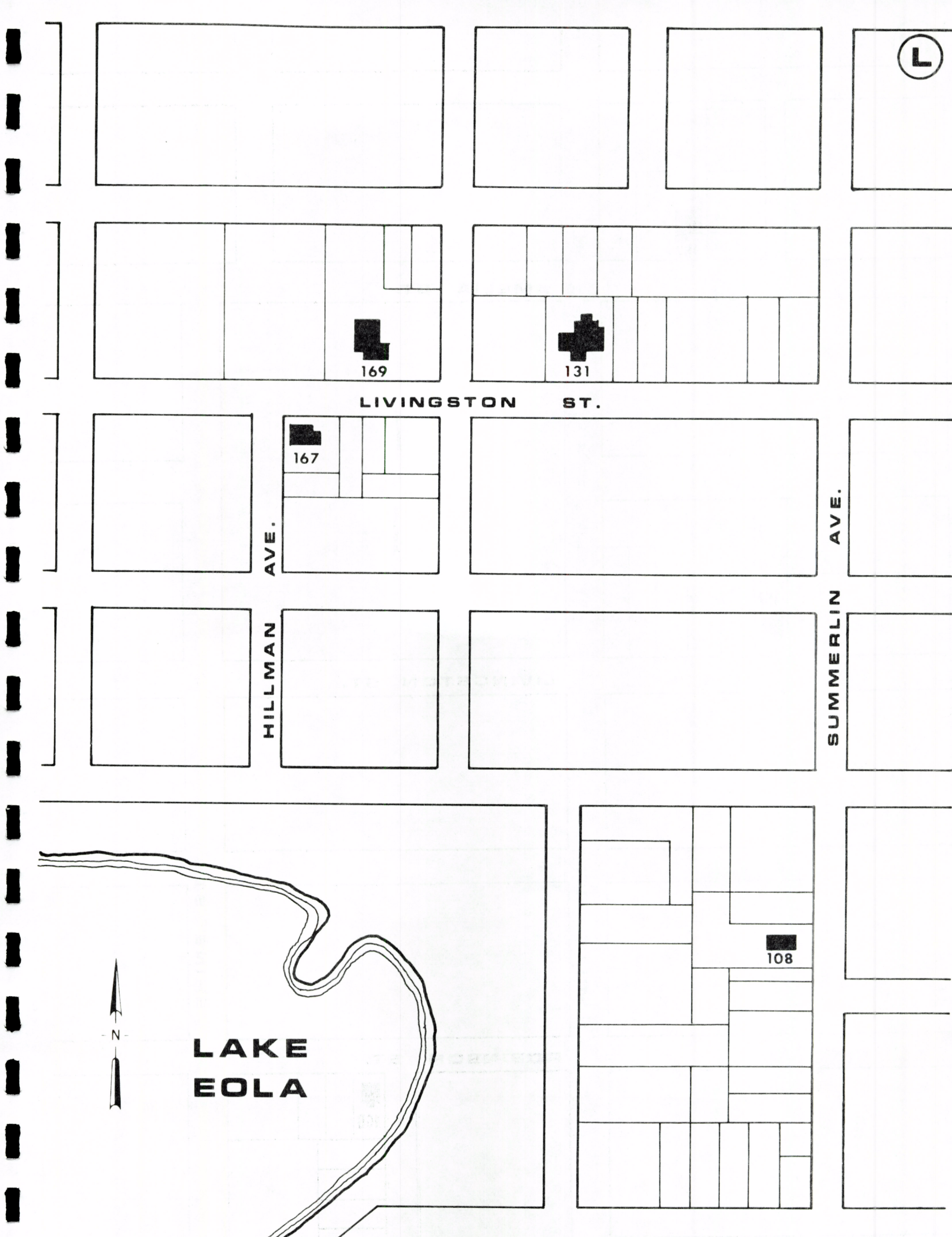

H
PARK
LAKE
193
HILLCREST ST.
147
57
58
192
N
BROADWAY
83
69
61
78
62
AMELIA ST.

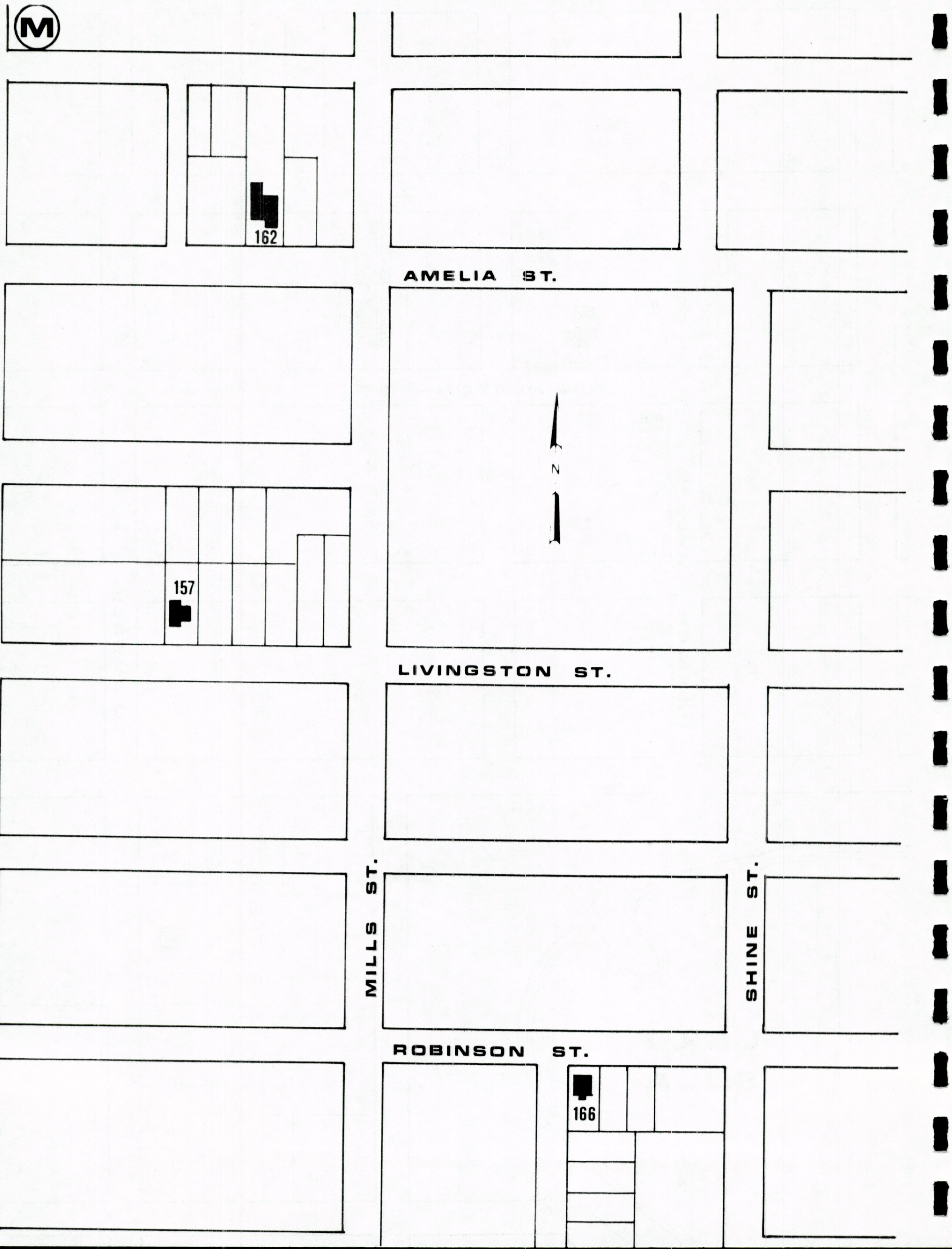

1
PARK
LAKE
59
59
MARKS ST.
N
171
LAUREL AVE.

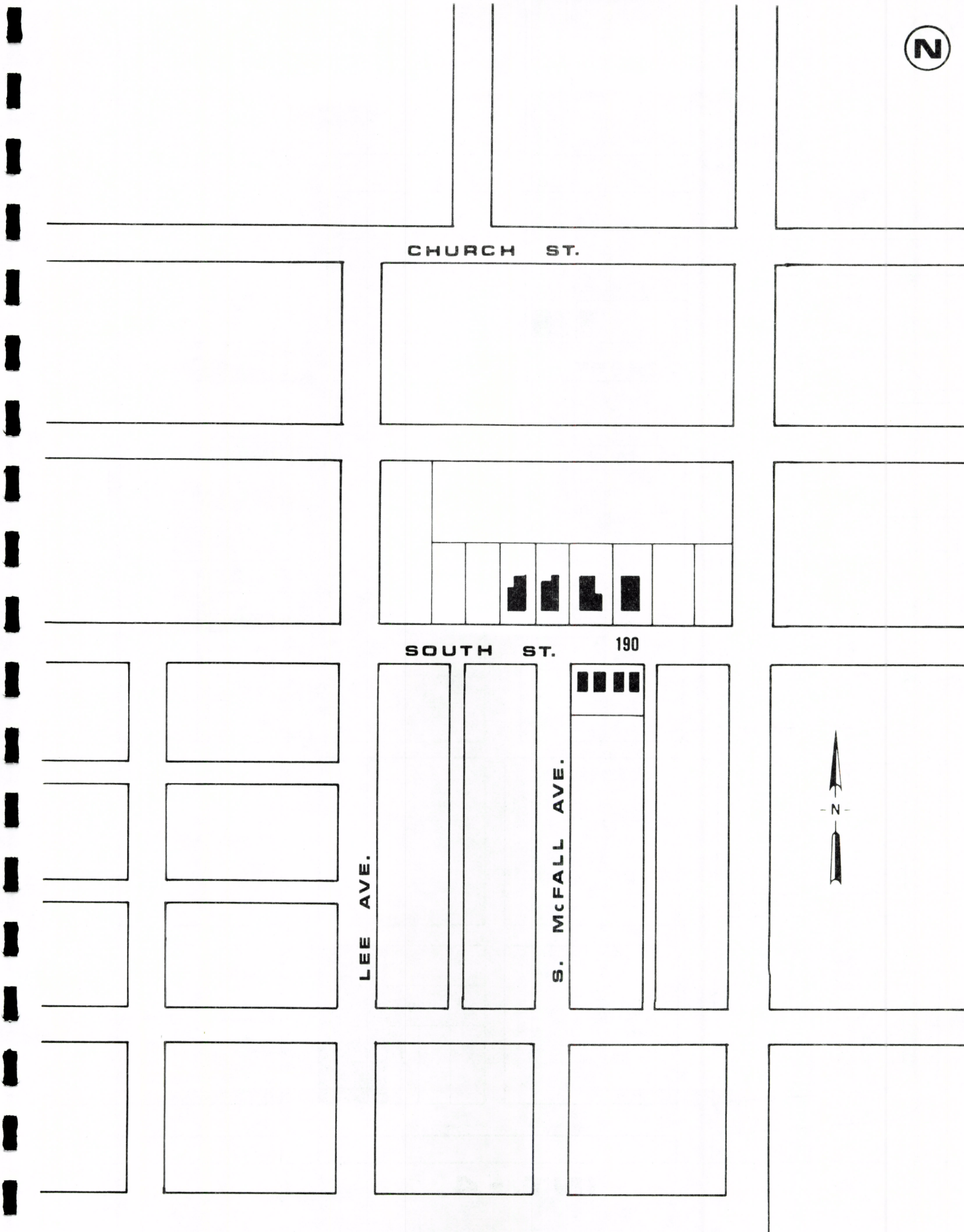

J
55
LIVINGSTON ST.
183
N
40
ORANGE AVE.
MAGNOLIA AVE.
JEFFERSON ST.
198
45
74

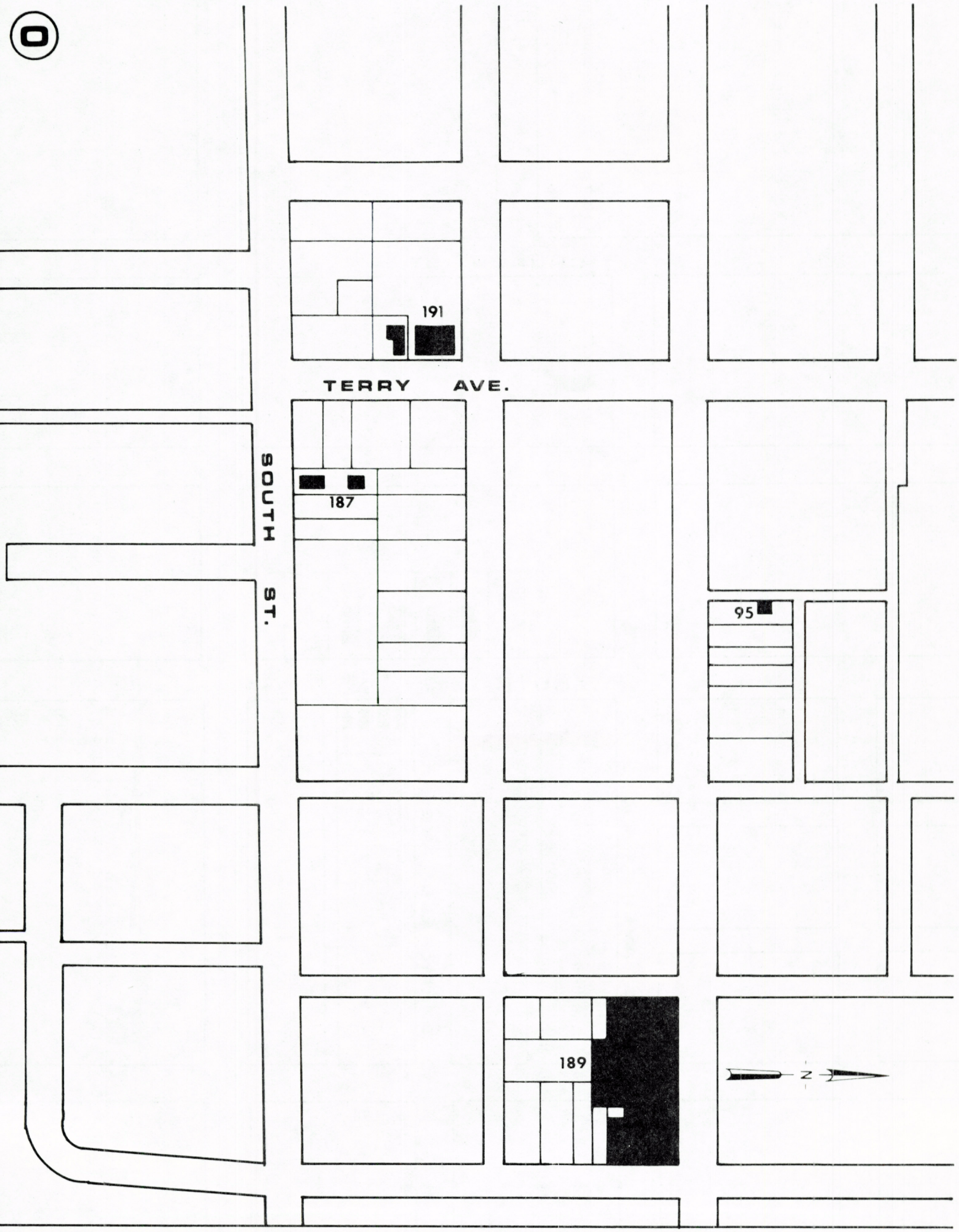
INT.-4


K
AMELIA ST.
50
60
41
65
HIGHLAND AVE.
LIVINGSTON ST.
79
MAGNOLIA AVE.
N
81
178
ROBINSON ST.
LAKE EOLA

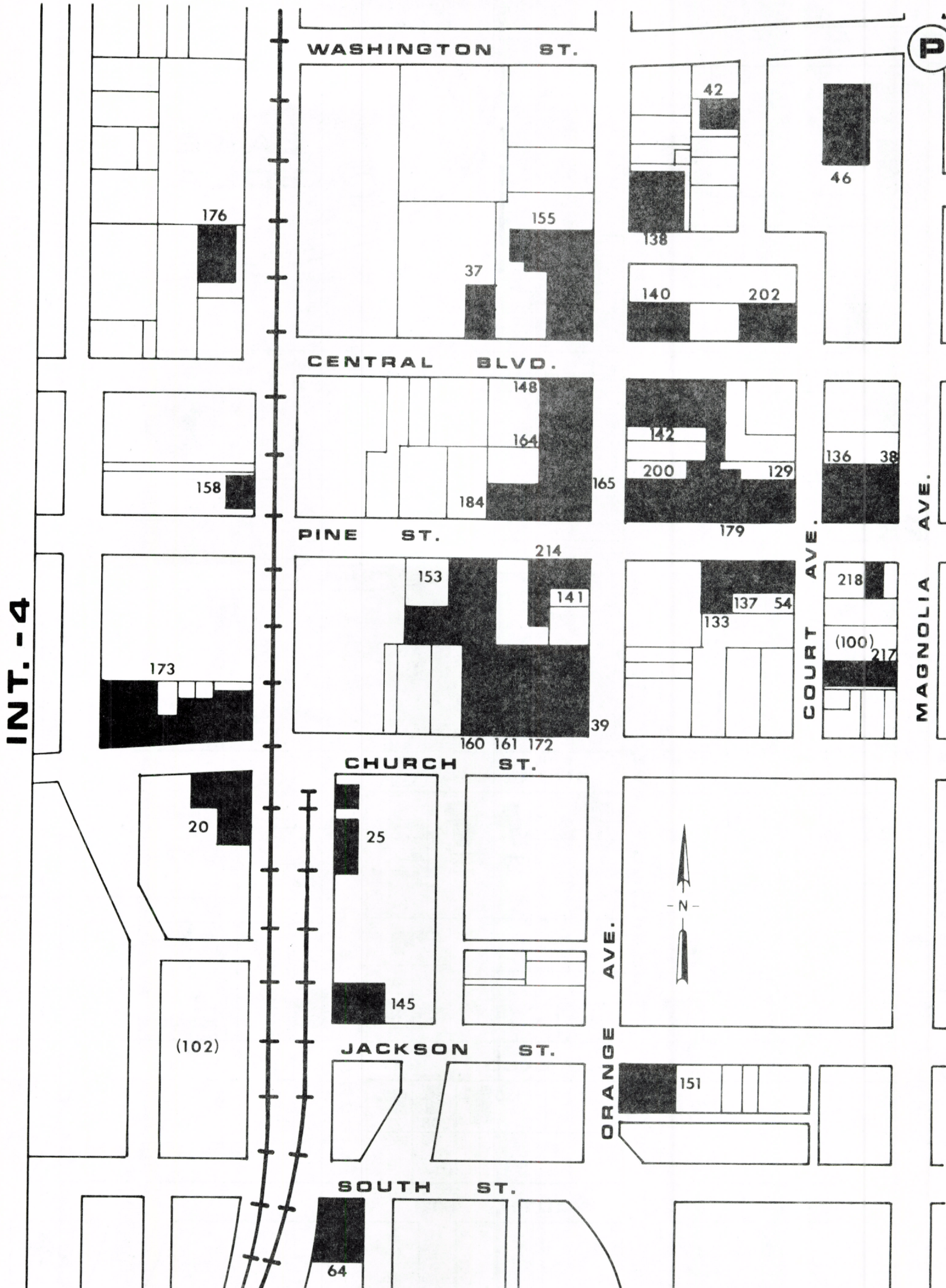

L
169
131
LIVINGSTON ST.
167
AVE.
AVE.
HILLMAN
SUMMERLIN
108
N
LAKE
EOLA

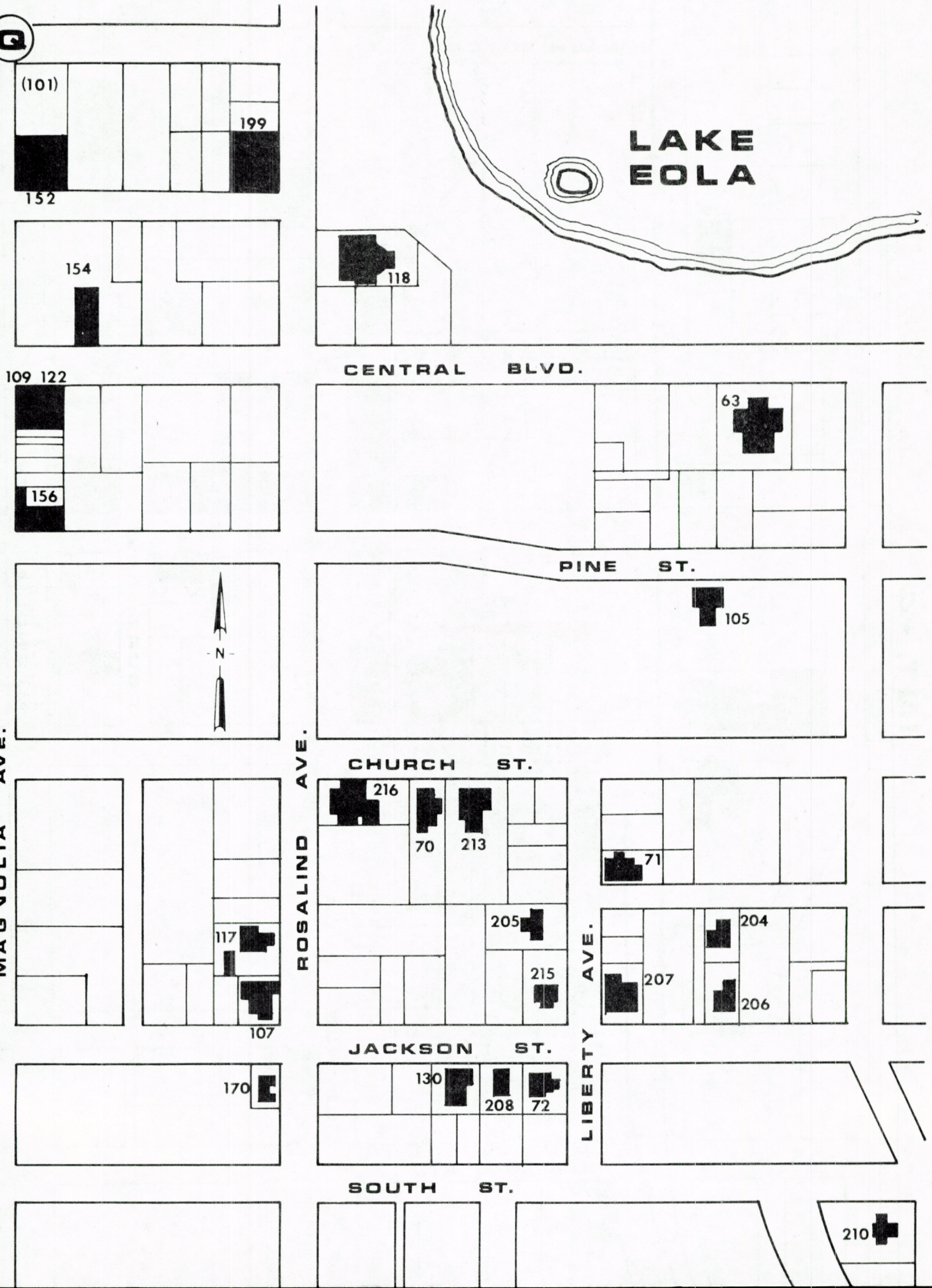

162
AMELIA ST.
N
157
LIVINGSTON ST.
MILLS ST.
SHINE ST.
ROBINSON ST.
166


N
CHURCH ST.
SOUTH ST.
190
LEE AVE.
S. McFALL AVE.
N



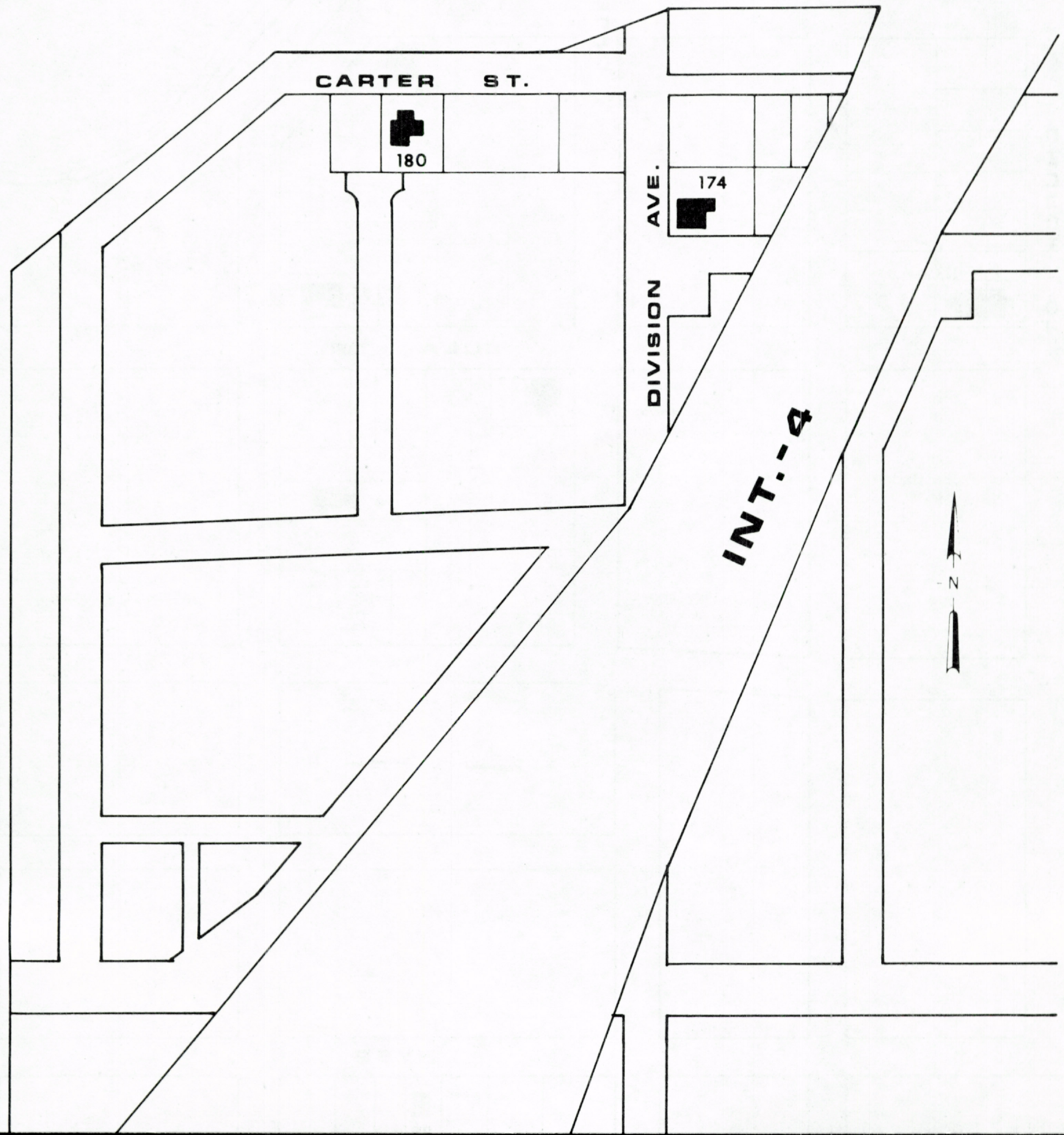
INT.-4

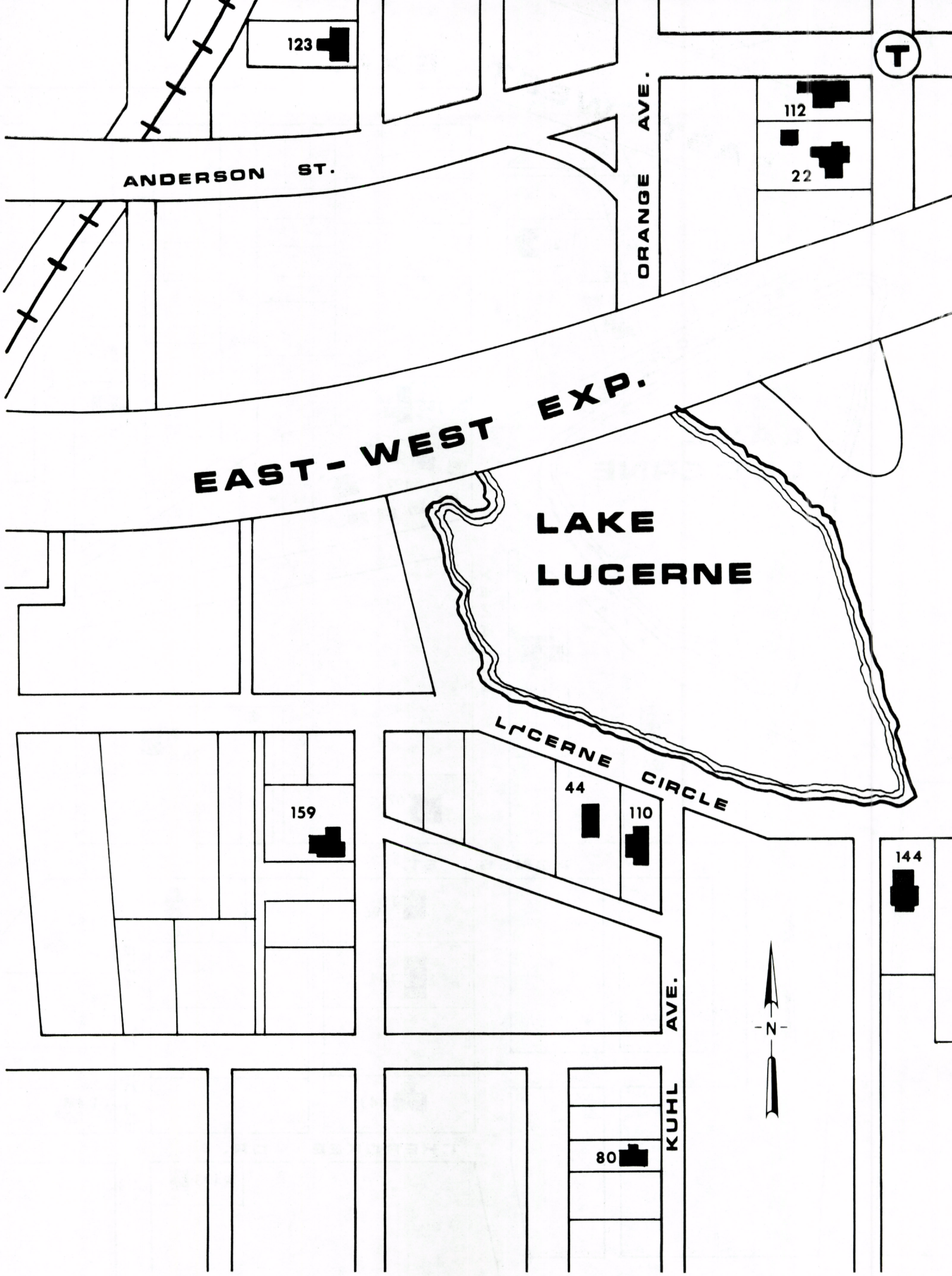

WASHINGTON ST.
CENTRAL BLVD.
PINE ST.
CHURCH ST.
JACKSON ST.
SOUTH ST.
INT.-4
COURT AVE.
MAGNOLIA AVE.
ORANGE AVE.
N
176
158
173
20
(102)
42
46
138
155
37
140
202
148
164
165
184
142
200
129
179
136
38
214
153
141
39
160 161 172
137
54
133
218
(100)
217
25
145
151
64

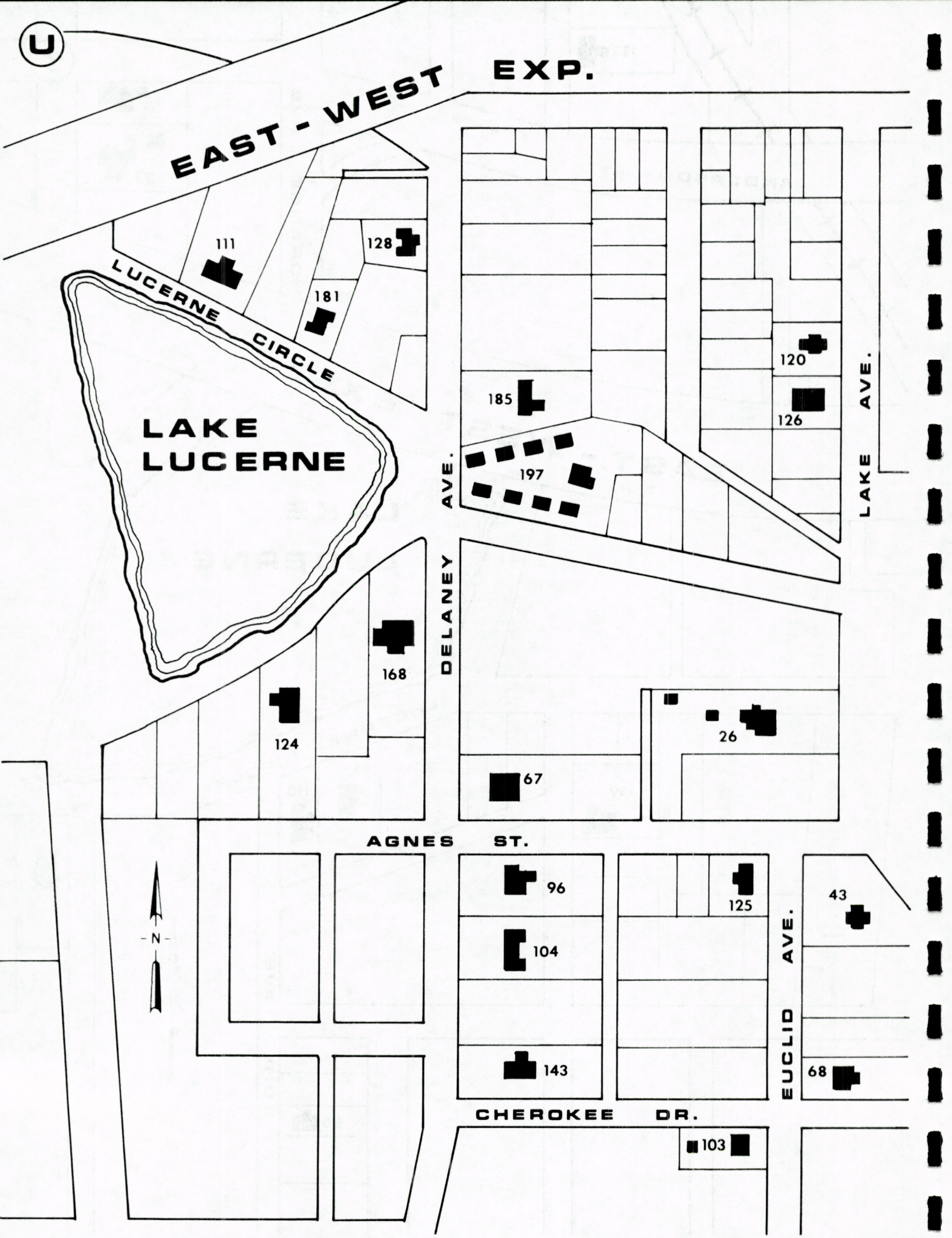

Q
(101)
199
152
154
118
LAKE
EOLA
109 122
156
CENTRAL BLVD.
63
PINE ST.
105
N
MAGNOLIA AVE.
ROSALIND AVE.
CHURCH ST.
216
70
213
71
117
205
204
215
207
206
107
LIBERTY AVE.
JACKSON ST.
170
130
208
72
SOUTH ST.
210

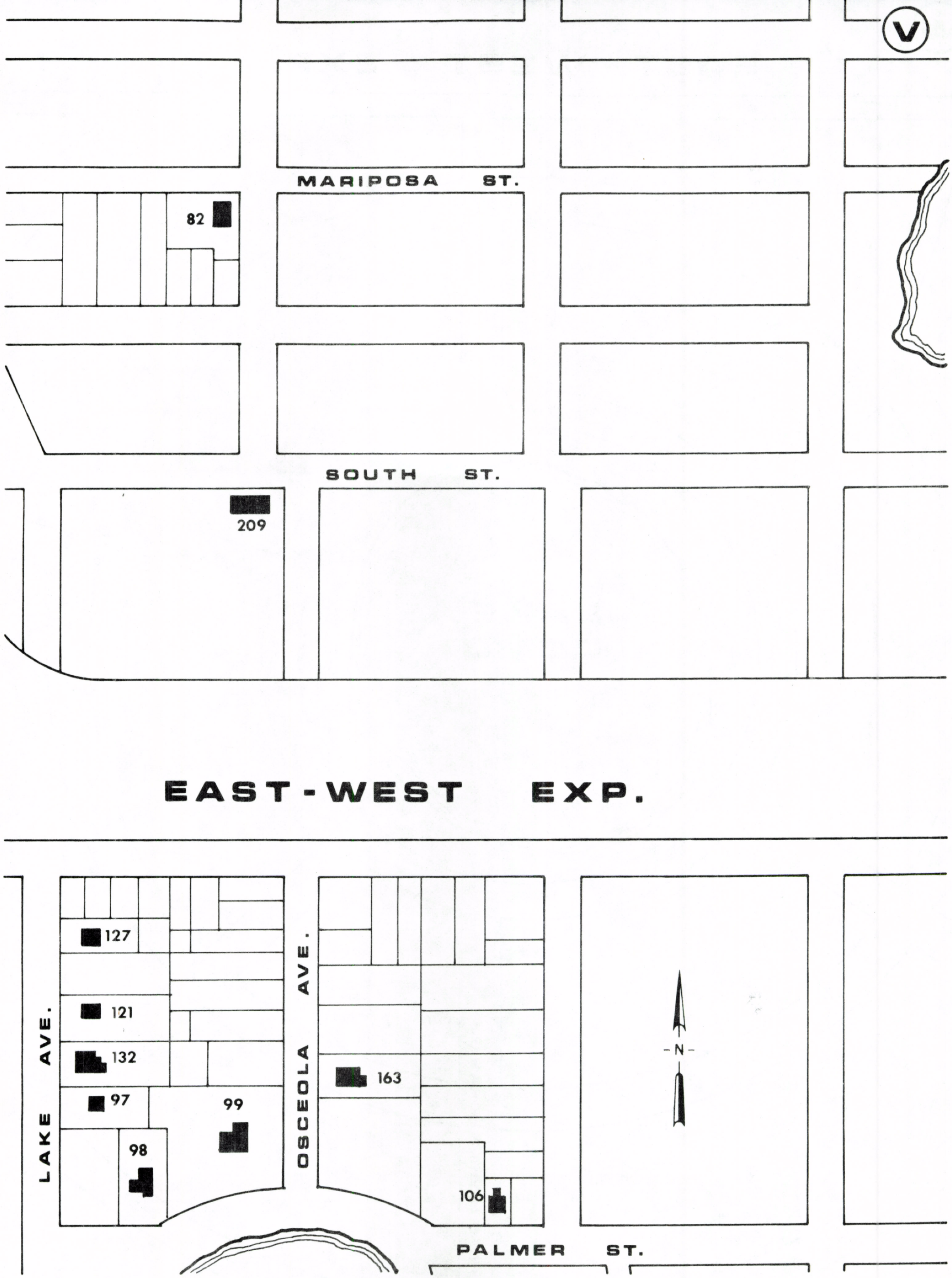
LAKE AVE.
75
73
66
CENTRAL BLVD.
LAKE EOLA
87
85
CHURCH ST.
113
EOLA DR.
77
76
WASHINGTON ST.
N
HYER

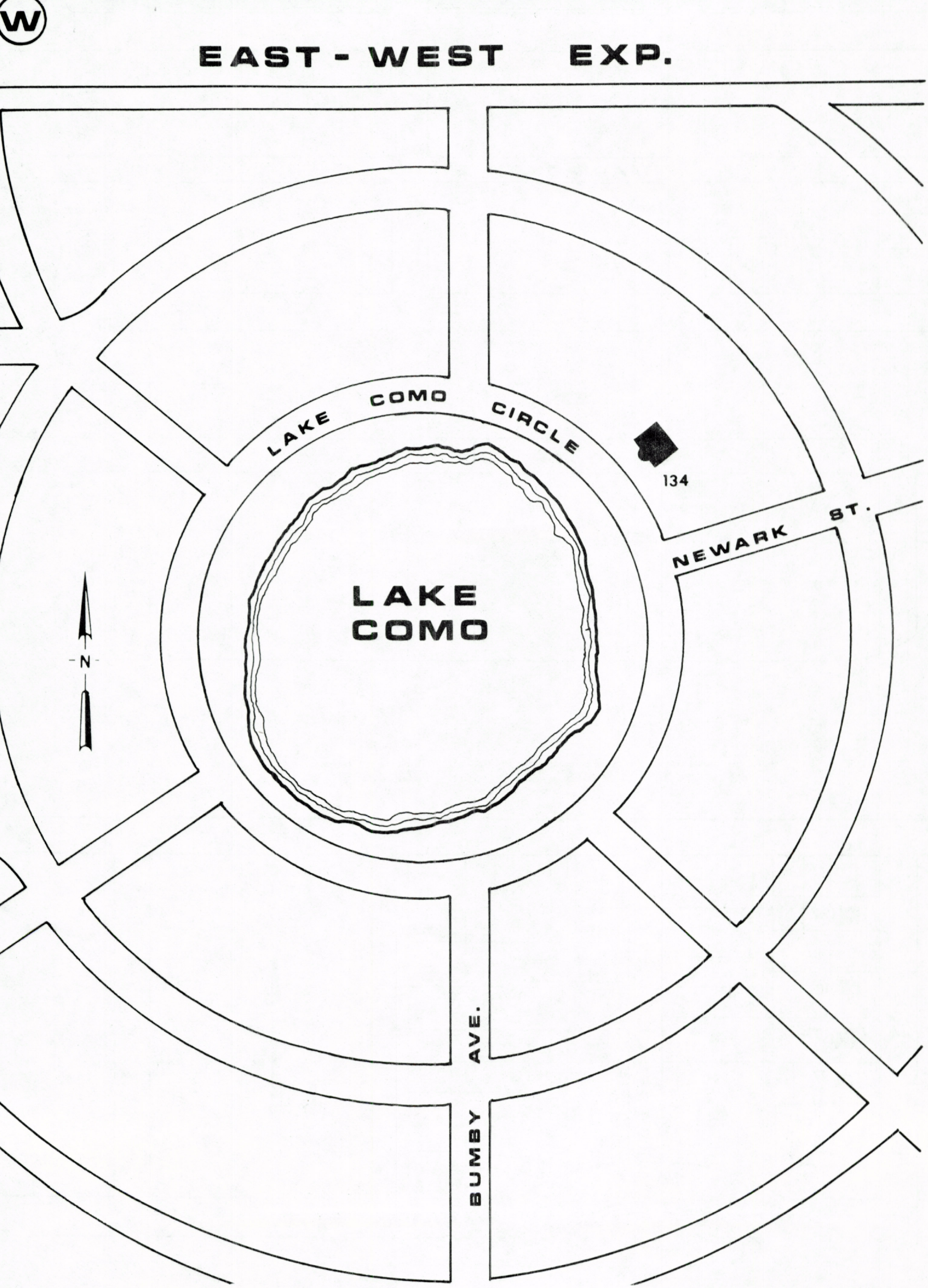
EAST - WEST EXP.

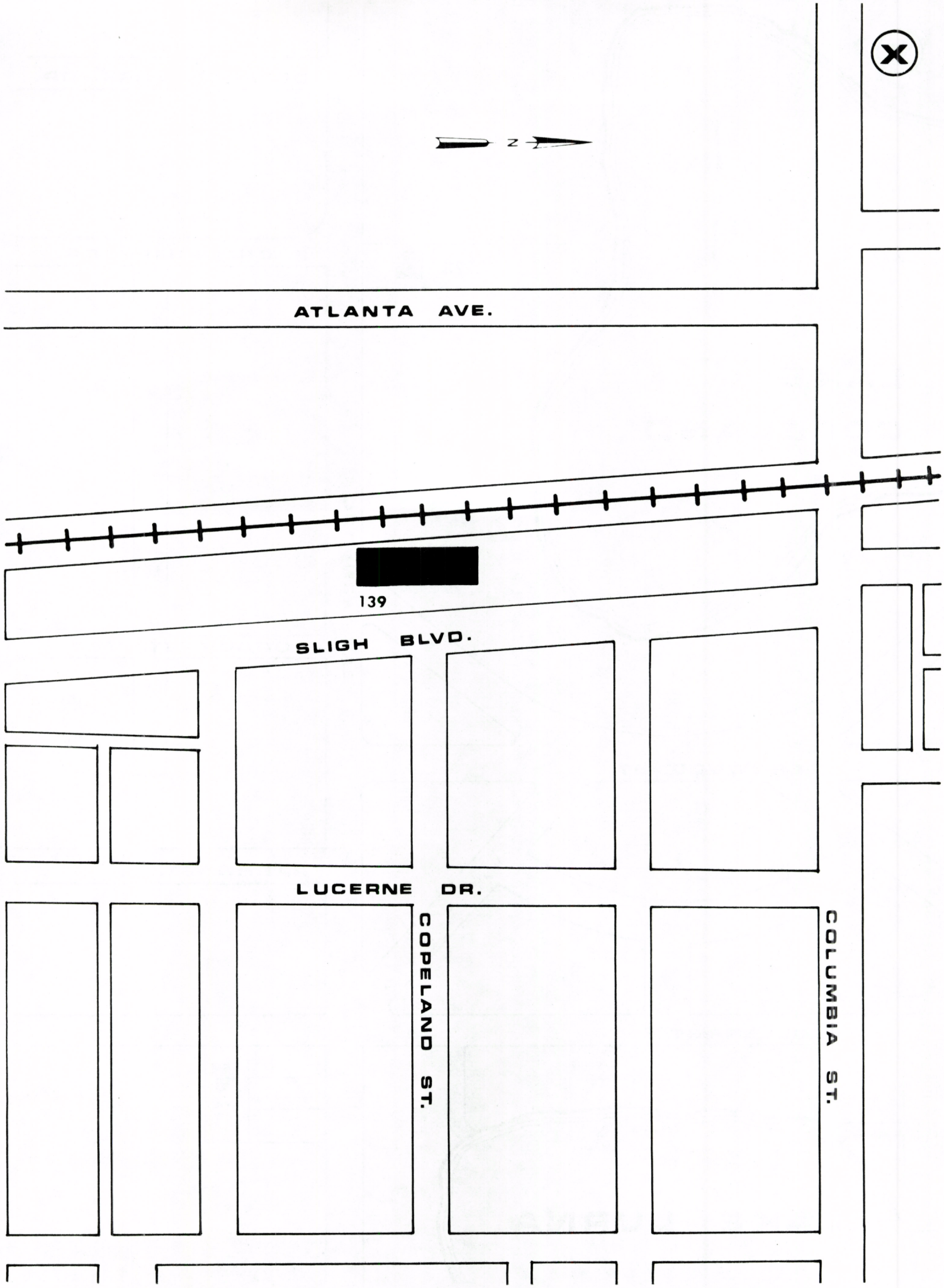


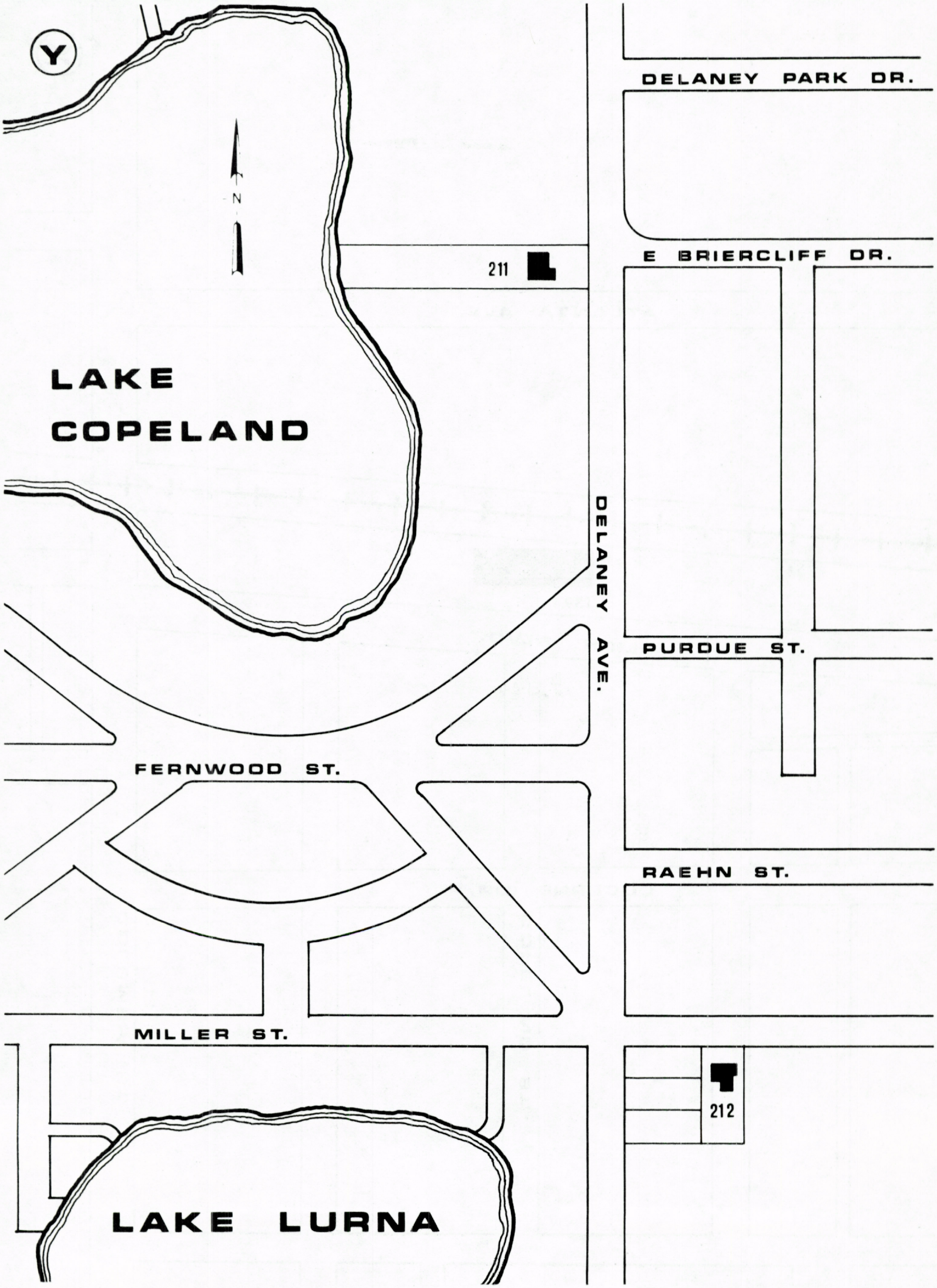

123
ANDERSON ST.
ORANGE AVE.
112
22
T
EAST - WEST EXP.
LAKE
LUCERNE
LUCERNE CIRCLE
44
110
159
144
KUHL AVE.
80
N

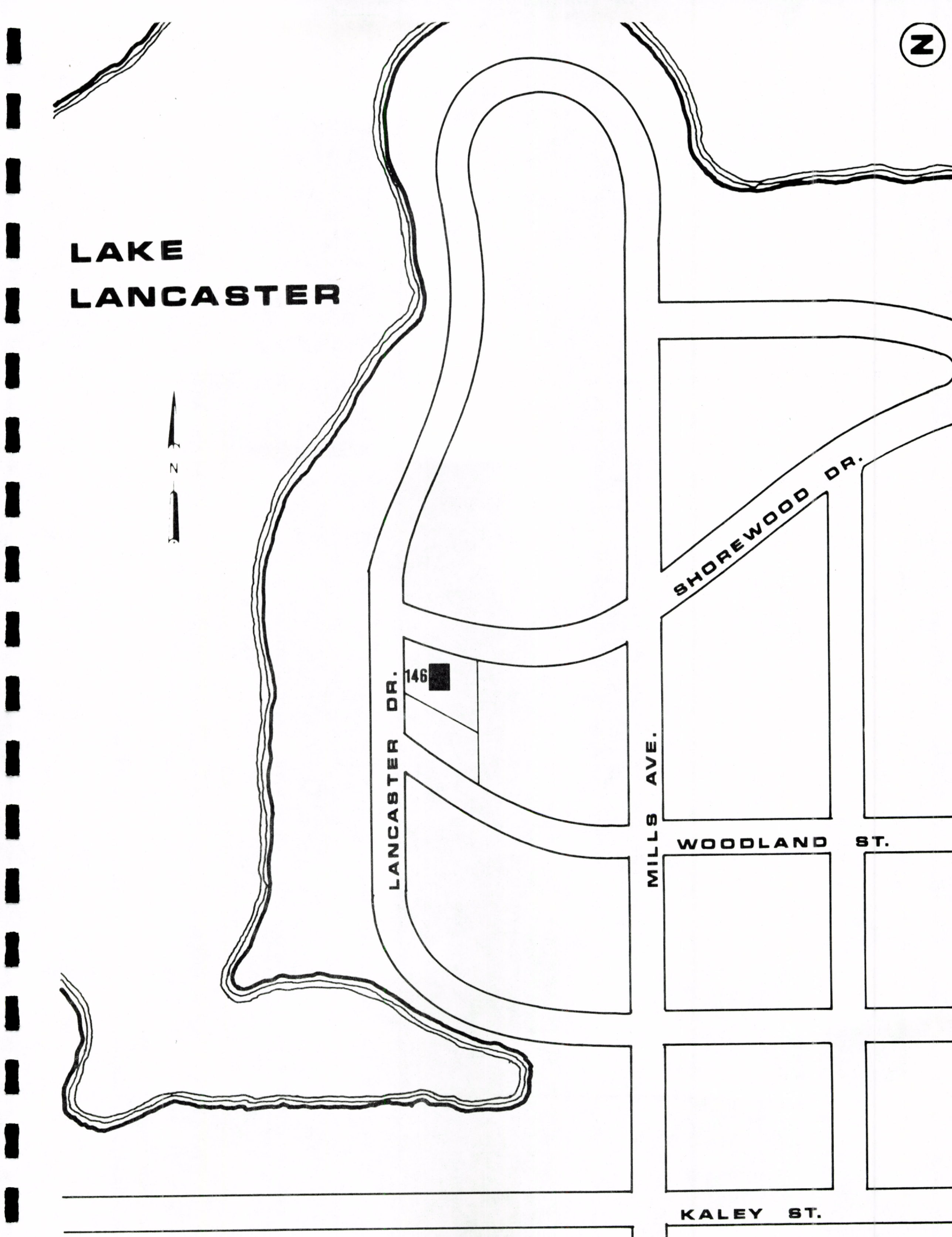

U
EAST - WEST EXP.
LUCERNE CIRCLE
LAKE LUCERNE
111
128
181
185
197
120
126
LAKE AVE.
DELANEY AVE.
168
124
26
67
AGNES ST.
96
104
143
125
43
68
EUCLID AVE.
CHEROKEE DR.
103
N


V
MARIPOSA ST.
82
SOUTH ST.
209
EAST-WEST EXP.
127
121
132
97
99
98
LAKE AVE.
OSCEOLA AVE.
163
106
N
PALMER ST.


EAST - WEST EXP.
LAKE COMO CIRCLE
134
NEWARK ST.
LAKE COMO
N
BUMBY AVE.


N
ATLANTA AVE.
139
SLIGH BLVD.
LUCERNE DR.
COPELAND ST.
COLUMBIA ST.


Y
N
211
LAKE
COPELAND
DELANEY PARK DR.
E BRIERCLIFF DR.
DELANEY AVE.
PURDUE ST.
FERNWOOD ST.
RAEHN ST.
MILLER ST.
LAKE LURNA
212


Z
LAKE
LANCASTER
N
146
LANCASTER DR.
MILLS AVE.
SHOREWOOD DR.
WOODLAND ST.
KALEY ST.

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